



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Action Minutes - Draft

Planning Commission

Chairperson
David Pedersen

Vice Chair
Peter Hoffman

Commissioners
Michael Flaherty
Rob Saemann
Marie Rice

Tuesday, July 16, 2019

7:00 PM

Council Chambers

Note: No Smoking Is Allowed in The City Hall Council Chambers

THE PUBLIC COMMENT IS LIMITED TO THREE MINUTES PER SPEAKER

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If you challenge any City of Hermosa Beach decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

To comply with the Americans with Disabilities Act (ADA) of 1990, Assistive Listening Devices will be available for check out at the meeting. If you need special assistance to participate in this meeting, please call or submit your request in writing to the Community Development Department at (310) 318-0242 at least 48 hours (two working days) prior to the meeting time to inform us of your needs and to determine if/how accommodation is feasible.

Submit your comments via eComment 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 (i.e. phone numbers, 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. You can select a specific agenda item/project or provide general comments under the Oral/Written Communications item.
3. Sign in to your SpeakUp Hermosa Account or as a guest, enter your comment in the field provided, provide your name, and if applicable, attach files before submitting your comment.

eComments can be submitted as soon as the meeting materials are published, but will only be accepted until 12:00 pm on the date of the meeting to ensure Planning Commission and staff have the ability to review comments prior to the meeting.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

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

Absent 0

Also Present: Ken Robertson, Community Development Director
Patrick Donegan, Assistant City Attorney
David Blumenthal, Contract Senior Planner
Nicole Ellis, Associate Planner
Kathy Khang, Assistant Planner

4. Oral / Written Communications

Coming forward to speak: Chad Kroger, JT Parr and Tony Higgins

5. [19-0445](#) Information Only: Public Hearing Notices and Projects Zoning Map

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

Section I

CONSENT CALENDAR

6. [REPORT](#) Approval of the June 18, 2019 Planning Commission Action Minutes
[19-0446](#)

Attachments: [1. Planning Commission Action Minutes for June 18, 2019](#)

ACTION: Motion by Commissioner Rice and seconded by Commissioner Hoffman to approve the June 18, 2019 action minutes with modification to item 11 Action

to say: To continue to July 16, 2019 Planning Commission Meeting so the applicant and staff can provide additional documentaion to support the Precise Development Plan Amendment extension.

Aye: 4 - Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chairperson Pedersen

Absent: 0

Abstain: 1 - Commissioner Flaherty

7. [REPORT](#)
[19-0456](#) Variance 19-1- A Variance from the Multiple Family Residential (R-3) open space zone provisions and parking standards to allow a new single-family residence to provide less than required open space, 230 square feet, rather than the required 300 square feet with a parking space located within the front 20 feet of the lot not leading to a garage at 1515 Monterey Boulevard and determination that the project is categorically exempt from the California Environmental Quality Act.

Attachments: [1. Draft Resolution](#)

ACTION: Motion by Commissioner Flaherty and seconded by Commissioner Rice adoption of a resolution of denial as amended. The motion carried by the following vote:

Aye: 4 - Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chairperson Pedersen

Absent: 0

Abstain: 1 - Commissioner Flaherty

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 August 5, 2019.

THE RECOMMENDATIONS NOTED BELOW ARE FROM THE PLANNING STAFF AND ARE RECOMMENDATIONS ONLY. THE FINAL DECISION ON EACH ITEM RESTS WITH THE PLANNING COMMISSION. PLEASE DO NOT ASSUME THAT THE STAFF RECOMMENDATION WILL BE THE ACTION OF THE PLANNING COMMISSION.

Section II

HEARING

8. [REPORT](#)
[19-0444](#) Receive tri-annual report for on-sale alcoholic beverage Conditional Use Permits

- Attachments:** [1. Process and Standards updated 2019 Approved by City Council](#)
[2. PoliceABC Report for this period](#)
[3. Police Statistics for this period](#)
[4. Police Officer Checks for this period](#)
[5. LACoFD Business License inspection report](#)
[6. Code Enforcement Data for this period](#)
[7. Code Enforcement Data for last period](#)

ACTION: Motion was made by Commissioner Hoffman and seconded by Commissioner Flaherty, that this Action Item be received and filed with amendment to page 3 in the staff report to change dates to November 1, 2018 - April 30, 2019 . The motion carried by the following vote:

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chairperson Pedersen

Absent: 0

9. [REPORT 19-0460](#) SIGN REVIEW - S4 #36 Determination on whether a proposed 302.19 square foot display on the west wall of the building at 2212 Pacific Coast Highway is a mural, and determination that the proposed display is not a project under the California Environmental Quality Act.

- Attachments:** [1. Proposed Resolution](#)
[2. Site Photograph](#)
[3. Applicant Submittal](#)
[4. Notice Poster Verification](#)

Coming forward to speak: Gary Lane and Steve Isant

ACTION: Motion by Commissioner Rice and seconded by Commissioner Saemann that this Action Item be approved as amended to section 7 of the resolution to remove lines 2 and 3. The motion carried by the following vote:

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chairperson Pedersen

Absent: 0

This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code*.

10. [REPORT 19-0468](#) Planning Commission interpretations on whether seating plan modifications are minor and acceptable for a Limited live Entertainment Permit for Hermosa Brewing Company, 1342 Hermosa Avenue.

Attachments: [1. Conditional Use Permit for 1342 Hermosa Avenue](#)
[2. Proposed floor plan and seating plan](#)
[3. CUP approved floor plan and seating plan](#)
[4. Public Notice Poster](#)
[5. SUPPLEMENTAL eComment from Sean Dennison \(submitted 7-14-19 at 2:34pm\).pdf](#)
[6. SUPPLEMENTAL eComment from Peter Snow submitted 7-15-19 4:31 PM](#)
[7. Supplemental Email from Jim Lissner \(received 7-16-19 246 PM\)](#)

Coming forward to speak: Dave Davis

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Saemann to confirm that seating plan changes are a minor modification. The motion carried by the following vote:

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chairperson Pedersen

Absent: 0

This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code*.

Section III

PUBLIC HEARING

11. [REPORT 19-0466](#) PDP 19-5 -Precise Development Plan Amendment to extend the building permit expiration date, pursuant to Section 15.04.050 of the Municipal Code, for a 30-room hotel currently under construction at 1429 Hermosa Avenue
Continued from June 17, 2019 meeting

Attachments: [1. Proposed Resolution](#)
[2. Refined Construction Schedule](#)
[3. 6/17 Staff Report and Attachments](#)
[4. Supplemental Memo - H2O with attachments](#)
[5. Supplemental Email from Howard Longacre \(received 7-16-19 243 PM\)](#)

Coming forward to speak: Philomina Chhabria, Scott Pfohl, Melba Rodriguez and John (last name not provided)

ACTION: Motion by Commissioner Rice and seconded by Commissioner Hoffman to adopt the resolution to extend the permit expiration date to September 2, 2020 as amended with corrections to section (2) to change date from 2/19/19 to 7/16/19 and section (5) to indicate proposed extension is not a project. The motion carried by the following vote:

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chairperson Pedersen

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 August 5, 2019.

12. [REPORT](#)
[19-0454](#) CUP 19-7- A request for a Conditional Use Permit to extend by one hour the indoor operating hours till 11:00 PM daily and to allow outdoor dining from 8:00 AM to 10:00 PM daily at an existing restaurant with on-sale beer and wine (Mosa, previously Serve on 2nd) located at 170 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Draft Resolution of Approval](#)
[2. Current City approved Occupant load](#)
[3. Proposed Plans and Building Elevations](#)
[4. Site Photos](#)
[5. Legal Posters](#)
[6. Radius Map](#)
[7. Public Comment Letter Received 6-27-19](#)
[8. SUPPLEMENTAL Email from Len Kissel \(submitted 7-12-19 at 3:55pm\).pdf](#)
[9. SUPPLEMENTAL eComment from Kathie Stemig \(submitted 7-16-19 at 9:54 a.m.\)](#)
[10. Supplemental Email from Jim Lissner \(received 7-16-19 2:46 PM\)](#)

Coming forward to speak: Bob Lombardo, Anne Conness, Karl John Schlottig, Michelle Winn, Katie Stemig and Johnny Messinc.

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Rice to adopt the resolution approving the Conditional Use Permit request with the following modifications: 1. Outdoor patios close at 9:00 pm. 2. Restaurant interior to close by 10:00 pm Sunday through Thursday and 11:00 pm Friday and Saturday. 3. Retractable awnings on patios to be extended over dining areas by 7:00 pm. The motion carried by the following vote:

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chairperson Pedersen

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 August 5, 2019.

13. [REPORT](#)
[19-0447](#) Zone Change 18-1- A request to rezone property located at 820 9th Street from General Commercial (C-3) to Single-Family Residential (R-1) and determine that the request is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR).

Attachments: [1. Draft Resolution](#)
[2. Radius Map](#)
[3. Public Notice Poster Verification](#)
[4. General Plan Map](#)
[5. Existing Zoning](#)
[6. Proposed Zoning](#)
[7. Aerial Map](#)

Coming forward to speak: Stacy Straus

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Saemann to adopt the resolution recommending the City Council approve the Zone Change. The motion carried by the following vote:

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chairperson Pedersen

Absent: 0

14. [REPORT](#)
[19-0467](#) A-14#63- Planning Commission consideration of a small lot exception to open space and lot coverage requirements otherwise required in the Single-Family Residential (R-1) zone for a new single-family residence at 3411 The Strand, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Applicant's Request](#)
[2. SUPPLEMENTAL eComment from Richard Gotthoffer \(submitted 7-14-19 at 1:25pm\).pdf](#)

The Planning Commission consensus was to continue subject request to August 20, 2019 Planning Commission public hearing as requested by the applicant.

15. [REPORT](#)
[19-0451](#) CUP 19-3- Conditional Use Permit Amendment request to modify an existing non-conforming rooftop wireless telecommunication facility by removing and relocating antennas within new screening boxes below the existing building height and upgrading equipment (AT&T Mobility) at 2447 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
Continued from June 2019 Public Hearing

- Attachments:**
- [1. Draft Resolution](#)
 - [2. Applicant's Submittal](#)
 - [3. PC Resolution 01-28](#)
 - [4. CUP 11-3 & Variance 11-2 Staff Report](#)
 - [5. Legal Poster and Radius Map](#)
 - [6. Zoning Map and Aerial Photo](#)
 - [7. Site Photos](#)
 - [8. Wireless Facilities in Public Rights-of Way Municipal Code Section](#)
 - [9. SUPPLEMENTAL eComment from Jay Schuster \(submitted 7-12-19 at 4:11pm\).pdf](#)
 - [10. SUPPLEMENTAL eComment from Patricia Zingheim \(submitted 7-12-19 at 4:17pm\).pdf](#)
 - [11. SUPPLEMENTAL eComment from Albro Lundy submitted 7-15-19 3:33 PM](#)
 - [12. Supplemental- Radio Frequency Safety Report](#)
 - [13. SUPPLEMENTAL Email from Jenny Wood received 7-16-19 at 4:41 PM](#)

Commissioner Saemann recused himself due to having a financial interest within the 500' radius.

Coming forward to speak: Chris Pell, Jay Schuster, Patricia Zingheim and Albro Lundy.

The Planning Commission consensus was to continue this item to August 20, 2019 Planning Commission public hearing so staff can provide additional information to address Commissioners concerns.

Aye: 4 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, and Chairperson Pedersen

Absent: 0

Recused: 1 - Commissioner Saemann

Section IV

16. Staff Items

- a. **19-0449** Verbal Report on City Council Actions
- b. **19-0450** Verbal Status Report on Major Planning Projects.
- c. [REPORT 19-0424](#) August 20, 2019 Planning Commission Tentative Future Agenda Items

Attachments: [Planning Commission Tentative Agenda for 8-20-19](#)

The Planning Commission consensus was to receive and file the August 20, 2019 Tentative Future Agenda adding the two continued items: 3411 The Strand and 2447 Pacific Coast Highway.

- d. [REPORT](#) Community Development Department Activity Report of April, 2019
[19-0448](#)

Attachments: [April, 2019 Activity Report](#)

The Planning Commission consensus was to receive and file the April, 2019 Community Development Department activity report.

17. Commissioner Items

18. Adjournment

The meeting was adjourned at 11:26 pm by Chairman Pedersen to Thursday July 18, 2019 to the joint City Council Commission Meeting at 7:00 pm.

*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.