



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Action Minutes - Draft

### Planning Commission

*Chair*  
**David Pedersen**

*Vice Chair*  
**Peter Hoffman**

*Commissioners*  
**Michael Flaherty**  
**Rob Saemann**  
**Marie Rice**

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Tuesday, August 20, 2019

7:00 PM

Council Chambers

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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 Chair Pedersen

**Absent 0**

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

4. **Oral / Written Communications**

**Coming forward to speak: Tony Higgins and Jim Hamilton**

5. **REPORT**  
**19-0541**

Information Only: Public Hearing Notices and Projects Zoning Map

**Attachments:**

1. [Easy Reader Notices](#)
2. [Public Hearing Notification Radius Maps](#)
3. [Projects Zoning Map](#)
4. [SUPPLEMENTAL eComment from Frank Patton \(submitted 08-17-19 at 10:50am\).pdf](#)
5. [SUPPLEMENTAL eComment from Tony Higgins \(submitted 08-20-19 at 3:14pm\).pdf](#)

**Section I****CONSENT CALENDAR**

6.      **REPORT**      Approval of the July 16, 2019 Planning Commission Action Minutes  
         **19-0540**

Attachments:    1. [July 16, 2019 Planning Commission Action Minutes.](#)

**Action: Motion by Commissioner Rice and seconded by Commissioner Hoffman to approve the July 16, 2019 action minutes.**

**Aye:**                5 – Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chair Pedersen

**No:**                0

7.      **Resolution(s) for Consideration - None**

**Section II****HEARING**

8.      **REPORT**      SIGN REVIEW - S4 #38 Determination on whether a proposed 616 square  
         **19-0524**      foot display on the west wall of the building at 22 Pier Avenue is a mural, and determination that the proposed display is not a project under the California Environmental Quality Act.

Attachments:    1. [Proposed Resolution](#)  
                         2. [Applicant Submittal](#)  
                         3. [Notice Poster Verification.pdf](#)

**Coming forward to speak: Steve Izant and George Schmeltzer**

**Action: Motion by Commissioner Saemann and seconded by Commissioner Rice to approve the mural at 22 Pier Avenue. The motion carried by the following vote.**

**Aye:**                3 - Commissioner Saemann, Commissioner Rice, and Commissioner Pedersen

**Abstain:**           2 - Commissioner Flaherty, and Vice Chair Hoffman

**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**

9.       **REPORT**       PDP 19-2 and PARK 19-2 -- Precise Development Plan and Parking Plan to  
          **19-0535**       allow a six-unit motel project by constructing a new three-story, detached 2,744  
                          square foot commercial building containing five units, to be constructed behind  
                          the existing 1,841 square foot single-family residence which will be converted  
                          to an additional unit and a Parking Plan to allow the 6-space parking  
                          requirement to be met with 4 on-site spaces (including 1 tandem space) plus  
                          fees in lieu for 2 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. [Applicant Letter.pdf](#)
  - 2. [Exhibit of Site Parking and Vehicle Access Constraints.pdf](#)
  - 3. [Link to the June 18, 2019 Staff Report and Attachments including plans](#)
  - 4. [Draft Resolution of Approval for Proposed Precise Development Plan.pdf](#)
  - 5. [Draft Resolution of Approval for Proposed Parking Plan.pdf](#)
  - 6. [Draft Denial Resolution for Proposed PDP and Parking Plan.pdf](#)
  - 7. [PC Reso 18-23 Denying Prior 70 10th Street Project.pdf](#)
  - 8. [Public Notification 500 Foot Radius Map.pdf](#)
  - 9. [Public Notification Legal Posters.pdf](#)
  - 10. [Public Comment Letter- Carol James.pdf](#)
  - 11. [SUPPLEMENTAL Letters from Mary and Bill Peddle \(submitted 08-15-19 and 08-16-19\).pdf](#)
  - 12. [SUPPLEMENTAL eComment from Dennis Toomey \(submitted 08-20-19 at 6:26pm\).pdf](#)
  - 13. [SUPPLEMENTAL eComment from Charles Shehadi \(submitted 08-20-19 at 3:27pm\).pdf](#)
  - 14. [SUPPLEMENTAL eComment from Scott Hayes \(submitted 08-20-19 at 3:51pm\).pdf](#)
  - 15. [SUPPLEMENTAL Presentation \(added 8-20-19 at 5:30pm\).pptx](#)

**Coming forward to speak: Dean Thomas and Cindy Thorin, Albro Lundy,  
Dan Jensen, Walter Franco, Sandra Franco, Jonathan Webb, Carol  
James, Chris Wachter, Daniel Simon**

**Action: Motion by Commissioner Rice and seconded by Commissioner Flaherty to deny the Precise Development Plan and Parking Plan at 70 10<sup>th</sup> Street. The motion carried by the following vote.**

**Aye:** 4 - Commissioner Flaherty, Commissioner Rice, Commissioner Saemann, Chair Pedersen

**No:** 1 - Vice Chair Hoffman

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

- 10. REPORT** CUP 18-9 and PARK 19-4- Conditional Use Permit and Parking Plan  
**19-0539** Amendment request for a gymnasium/health and fitness center, limited (assembly hall) at 307 Pacific Coast Highway (Game Ready Performance), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Attachments:**

1. [Proposed Approval Resolution for CUP](#)
2. [Proposed Approval Resolution for PARK Parking Plan](#)
3. [Applicant Submittal and Business Narrative, Site Photos and Plans](#)
4. [Zoning Map and Aerial Photo](#)
5. [Legal Poster and Radius Map](#)
6. [Planning Commission Minutes, Report and Request Letter 11-18-97](#)
7. [Planning Commission Resolution 93-52](#)
8. [Letter from Carol Vernon and Dwight Glasscock dated 8-13-19](#)
9. [SUPPLEMENTAL 17 Letters \(added 8-19-19 at 6pm\).pdf](#)
10. [SUPPLEMENTAL eComment from Cameron Paulson \(submitted 8-19-19 at 10:52pm\).pdf](#)
11. [SUPPLEMENTAL Timeline submitted by Community Development \(added 8-20-19 at 4pm\).pdf](#)
12. [SUPPLEMENTAL Instagram posts submitted by Community Development \(added 8-20-19 at 4pm\).pdf](#)
13. [SUPPLEMENTAL eComment from Giovanni Partida \(submitted 8-20-19 at 12:48pm\).pdf](#)

**Coming forward to speak: Kenya Parham, Jackie Guerra, Ben James, Dwight Glasscock, Carol Vernon, Egan Forino, Marylou Packett, Heather Ijams, Matthew Ritchey, and Cameron Paulson**

**Action: Motion by Commissioner Saemann and seconded by Commissioner Flaherty to approve the Conditional Use Permit and Parking Plan Amendment at 307 Pacific Coast Hwy. The motion carried by the following vote.**

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

**No:** 0

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

11. **REPORT** 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).
- 19-0542**

**Attachments:**

- 1. [Proposed Resolution](#)
- 2. [Site Photographs](#)
- 3. [Project Plans](#)
- 4. [Applicant's Living Area Square Footages in the Immediate Neighborhood Exhibit of Small Lot Considerations](#)
- 5. [Applicant's Discussion](#)
- 6. [Public Notice](#)
- 7. [Posters Radius Map](#)
- 8. [Supplemental eComment from Jim Hamilton \(submitted 8-20-19 at 4:43pm\).pdf](#)

**Coming forward to speak: Brandon Straus, Louie Tomaro, and Frank Palusi**

**Action: Motion by Commissioner Saemann and seconded by Commissioner Hoffman to approve the small lot exceptions at 3411 The Strand with an amendment to remove section 5 of the resolution. The motion carried by the following vote.**

**Aye:** 4 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner, Saemann

**No:** 1 - Chair Pedersen

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

12. **REPORT** 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
- 19-0523**

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Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA). (continued from the July 16, 2019 meeting)

Attachments: [1. Applicant Letter \(Pausing Shot Clock\).pdf](#)  
[2. Public Notification Radius and Notice Posters](#)

**Coming forward to speak: None**

**The Planning Commission consensus was to continue subject requests to the October 15, 2019 Planning Commission public hearing as requested by the applicant.**

## **Section IV**

### **13. Staff Items**

- a. **REPORT  
19-0536** Potential Municipal Code text amendment to the M-1 Light Manufacturing Zone to consider allowing Cypress District businesses to host openings or events to showcase and offer products for sale on a limited basis.

Attachments: [1. Link to 7-23-19 City Council Meeting \(p. 9 of Agenda\)](#)  
[2. Excerpt of Zoning Code Chapter 17.28 M-1 Light Manufacturing Zone](#)  
[3. Excerpt of Zoning Code Chapter 17.42.150 Temporary Minor Special Event Permit](#)  
[4. Letter from Mike Collins dated July 2, 2019](#)  
[5. Article Artists Ask Hermosa Beach for Zoning Modifications in Cypress District by Michael Hixon printed in The Beach Reporter on July 24, 2019](#)  
[6. Email received from Gary Clark dated July 25, 2019](#)  
[7. SUPPLEMENTAL Letter #1 from Jed Sanford \(submitted 8-20-19 at 3:45pm\).pdf](#)  
[8. SUPPLEMENTAL Letter #2 from Jed Sanford \(submitted 8-20-19 at 3:45pm\).pdf](#)

**Coming forward to speak: Sharol Mane, Kevin Souza, Kevin Yamada**

**The Planning Commission consensus was to direct staff to further analyze the M1 Zone, engage in public outreach, and to hold a study session.**

- b. **19-0544** Verbal Report on City Council Actions
- c. **19-0545** Verbal Status Report on Major Planning Projects
- d. **REPORT  
19-0543** September 17, 2019 Planning Commission Tentative Future Agenda Items

Attachments: [1. Planning Commission September 17, 2019 Tentative Future Agenda](#)

**The Planning Commission consensus was to receive and file the September 17, 2019 tentative future agenda.**

**14. Commissioner Items**

Commission Flaherty requested to schedule an agenda item to discuss historic resources and the Commission agreed.

**15. Adjournment**

The meeting was adjourned at 12:11 am by Chair Pedersen. The next scheduled meeting of the Planning Commission meeting is September 17, 2019.