



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, June 18, 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

Planning Commission agendas and staff reports are available for review on the City's web site at www.hermosabch.org. Wireless access is available in the City Council Chambers for mobile devices:
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Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department during normal business hours from Monday through Thursday, 7:00 a.m. - 6:00 p.m. and on the City's website.

Final determinations of the Planning Commission may be appealed to the City Council within 10 days of the next regular City Council meeting date. If the 10th day falls on a Friday or City holiday, the appeal deadline is extended to the next City business day. Appeals shall be in written form and filed with the City Clerk's office, accompanied by an appeal fee. The City Clerk will set the appeal for public hearing before the City of Hermosa Beach City Council at the earliest date possible.

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 4 - Vice Chair Peter Hoffman, Commissioner Marie Rice, Commissioner Rob Saemann, and Chairperson David Pedersen

Absent 1 - Commissioner Michael Flaherty

Also Present: Ken Robertson, Community Development Director
Lauren Langer, Assistant City Attorney
David Blumenthal, Contract Senior Planner
Nicole Ellis, Associate Planner
Kathy Khang, Assistant Planner
Yuritzy Randle, Assistant Planner

4. Oral / Written Communications

Coming forward to speak: Anthony Higgins

Section I**CONSENT CALENDAR**

5. [REPORT](#) Approval of the May 21, 2019 Planning Commission Action Minutes
[19-0397](#)

Attachments: [May 21, 2019 Draft Action Minutes](#)

ACTION: Motion by Commissioner Rice and seconded by Commissioner Hoffman to approve the May 21, 2019 action minutes with modification to add vote count to item 9d, Activity Reports of January (revised), February and March, 2019. The motion carried, noting the absence of Commissioner Flaherty.

6. Resolution(s) for Consideration -None

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.

- [REPORT](#) Information Only: Public Hearing Notices and Projects Zoning Map
[19-0398](#)

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

Section II

PUBLIC HEARING

7. [REPORT](#)
 [19-0393](#)
- 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).

Attachments: [Applicant's Request](#)

Coming forward to speak: None

The Planning Commission consensus was to continue to a later Planning Commisison hearing as requested by the applicant. Noting the absence of Commissioner Flaherty.

8. [REPORT](#)
 [19-0395](#)
- Precise Development Plan 19-2 and Parking Plan 19-2 to 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 with a 212 square foot ancillary registration office, 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:** [Draft Resolution of Approval for Proposed Precise Development Plan](#)
1. [2. Draft Resolution of Approval for Proposed Parking Plan](#)
- [3. PC Reso 18-23 Denying Prior 70 10th Street Project](#)
- [4. Site Photos](#)
- [5. Project Plans and Project Renderings](#)
- [6. Applicant Flyer Handout to Public for Outreach](#)
- [7. Initial Study and Mitigated Negative Declaration](#)
- [8. Historical Resources Report](#)
- [9. Notice of intent to adopt a Mitigated Negative Declaration \(filing number 2019144257\)](#)
- [10. Current Inventory of City-approved Parking In-Lieu Spaces](#)
- [11. Link to City's Downtown Rideshare Zones](#)
- [12. Public Notification 500 Foot Radius Map](#)
- [13. Public Notification Legal Posters](#)
- [14. Public Comment Letter- 1](#)
- [15. Public Comments Letters 2, 3 and 4](#)
- [16. Supplemental - Correspondences, edited 6/19/19 @ 11am](#)

Coming forward to speak: Dean Thomas, Albro Lundy, Carol James, Sheryl Main and Scott Jarus.

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Hoffman to continue this item to an uncertain date. Noting the absence of Commissioner Flaherty. The motion carried by the following vote:

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

Absent: 1 - Commissioner Flaherty

- 9. [REPORT](#)** CUP 19-4: Conditional Use Permit request for an assembly hall health and fitness golf instruction center (Unity Performance) at 914 Aviation Boulevard, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
- [19-0392](#)**

- Attachments:** [1. Proposed Approval Resolution](#)
- [2. Applicant Submittal](#)
- [3. Site Photos](#)
- [4. Zoning Map & Aerial Photo](#)
- [5. Legal Poster and Radius Map](#)
- [6. Planning Commission Resolution 10-7](#)

Coming forward to speak: Kris Brown

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Saemann to adopt the resolution approving the Conditional Use Permit. The

motion carried by the following vote:

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

Absent: 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 July 22, 2019.

10. [REPORT](#) [19-0390](#) 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. Proposed Resolution](#)
[2. Location and Radius Map](#)
[3. Lot Size Map](#)
[4. Notice Poster Verification](#)
[5. Applicant Submittal](#)
[6. Supplemental - Correspondences, added 6/18/19 at 2pm](#)

Coming forward to speak: Brandon Straus

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Rice to deny the Variance request and direct staff to bring back resolution of denial at the July 16, 2019 meeting for adoption. The motion carried by the following vote:

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

Absent: 1 - Commissioner Flaherty

11. [REPORT](#) [19-0400](#) 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

Attachments: [1. Proposed Resolution](#)
[2. Site Photos and Public Notice Posters](#)
[3. Applicant Submittal Including Construction Schedule](#)
[4. Supplemental - Correspondence, added 6/18/19 at 2pm](#)

Coming forward to speak: Neil Chhabria, Anand Chhabria, Jim Gierlick, Brande McBirney, Sheryl Main and Barbara Ellman.

ACTION: Motion by Commissioner Rice and seconded by Commissioner Rob Saemann to continue to July 16, 2019 Planning Commission Meeting so the applicant can provide additional documentation to support the Precise Development Plan Amendment extension. The motion carried by the following

vote:

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

Absent: 1 - Commissioner Flaherty

Section III**HEARING**

12. [REPORT](#)
[19-0396](#) A-14#64- Planning Commission consideration of a small lot exception to open space requirements otherwise required in the Single-Family Residential (R-1) zone for a new single-family residence at 1122 3rd Street, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Proposed Resolution](#)
[2. Site Photo](#)
[3. Applicant Submittal](#)
[4. Lot Size Square Footages in the Immediate Neighborhood](#)
[5. Living Square Footage in the Immediate Neighborhood](#)
[6. Aerial View of the Neighborhood](#)
[7. Poster Verification](#)

Coming forward to speak: Kely Hamm

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Rice to approve the small lot exception with correction of minor typos of the resolution. The motion carried by the following vote:

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

Absent: 1 - Commissioner Flaherty

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

Section IV**13. Staff Items**

- a. [REPORT](#)
[19-0394](#) C-36 -- Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits

- Attachments:** [1. Process and Standards, updated 2019](#)
[2. Police/ABC Report for this period](#)
[3. Police Statistics for this period](#)
[4. Police Officer Checks for this period](#)
[5. LA County Fire Dept. Business License Inspection Report](#)
[6. Code Enforcement Data November 2018 - April 2019](#)
[7. Code Enforcement Data July - December, 2018](#)

The Planning Commission consensus was to receive and file the Tri-Annual report for on-sale alcoholic beverage Conditional Use Permits. Noting the absence of Commissioner Flaherty.

b. Verbal Report on City Council Actions

c. Verbal Status Report on Major Planning Projects.

d. [REPORT 19-0391](#) July 16, 2019 Planning Commission Tentative Future Agenda Items

Attachments: [Planning Commission Tentative Agenda for 7-16-19](#)

The Planning Commission consensus was to receive and file the July 16, 2019 Tentative Future Agenda. Noting the absence of Commissioner Flaherty.

14. Commissioner Items

a. [REPORT 19-0399](#) City Council joint meeting with Boards and Commissions scheduled for July 18, 2019 - Planning Commission annual report and Commissioner training.

Attachments: [Boards and Commissions Report Template - Planning Commission](#)

15. Adjournment

*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.