



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

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:
Network ID: CHB-Guest, Password: chbguest

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

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 - Commissioner Rice, Chairperson Pedersen, Saemann, and Hoffman

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](#)

A motion was made by Commissioner Flaherty, seconded by Commissioner Rice, that this Action Item be approved as amended. The motion carried by the following vote:

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

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](#)

A motion was made by Commissioner Hoffman, 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 - April 30, 2019 . The motion carried by the following vote:

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

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

A motion was made by Commissioner Rice, 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, Commissioner Rice, Chairperson Pedersen, Saemann, and Hoffman

Absent: 0

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

A motion was made by Commissioner Hoffman, seconded by Commissioner Saemann, that this Action Item be approved to confirm that its a minor modification. The motion carried by the following vote:

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

Absent: 0

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 \(received 7-16-19 243 PM\)](#)

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 \(submitted 7-12-19 at 355pm\).pdf](#)
[9. SUPPLEMENTAL eComment from Kathie Stemig \(submitted 7-16-19 at 9:54 a.m.\)](#)
[10. Supplemental Email from Jim Lissner \(received 7-16-19 246 PM\)](#)

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](#)

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](#)

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](#)

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](#)

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

Attachments: [April, 2019 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.

