



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

Tuesday, September 17, 2019

7:00 PM

Council Chambers

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 David Pedersen

Absent: 0

Also Present: Ken Robertson, Community Development Director
Lauren Langer, Assistant City Attorney
Kathy Khang, Assistant Planner

4. Oral / Written Communications

Coming forward to speak: Jim Lissner and Tony Higgins.

Section I

CONSENT CALENDAR

- 5. [REPORT](#)** Approval of the August 20, 2019 Planning Commission Action Minutes
[19-0618](#)

Attachments: [August 20, 2019 Action Minutes](#)

The Planning Commission consensus was to approve the Planning Commission action minutes of the August 20, 2019 regular meeting with a correction to the speaker Sheryl Main's name in item number 13.

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](#) [19-0612](#)

Information Only: Public Hearing Notices and Projects Zoning Map

Attachments: [1. Public Notices](#)
[2. Project Zoning Maps](#)

Section II

PUBLIC HEARING

7. [REPORT](#)
[19-0619](#) CON 19-3, PDP 19-6, VTPM #82373 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium project at 421 Monterey Boulevard, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Proposed Resolution](#)
[2. Site Photographs](#)
[3. Project Plans](#)
[4. Radius Map](#)
[5. Poster Verification](#)

Coming forward to speak: Brandon Strauss and Cathy Arianpour.

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Saemann to adopt the resolution as presented approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium project at 421 Monterey Boulevard, subject to conditions, and determining the project is Categorical Exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chair 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 October 7, 2019.

8. [REPORT 19-0613](#) PDP 19-10 -- Precise Development Plan Amendment to expand an existing 238 square-foot roof deck, by 510 square feet, totaling 748 square feet at one of the three residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Draft PDP Resolution of Approval](#)
[2. Applicant Submittal- Plans](#)
[3. Applicant Submittal- Renderings](#)
[4. PC Reso 04-14 approving mixed use project](#)
[5. PC Reso 07-24 approving architectural modifications](#)
[6. Public Notification 500 Foot Radius Map](#)
[7. Public Notification Legal Posters](#)

Coming forward to speak: John Musolino and Skip Blomer.

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Hoffman to adopt the resolution as presented approving Precise Development Plan Amendment 19-10 to expand an existing 238 square-foot roof deck, by 510 square feet, totaling 748 square feet at one of the three (northernmost) residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chair 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 October 7, 2019.

Section III

HEARING

9. [REPORT 19-0614](#) S4 #37 SIGN REVIEW - Determination on whether a proposed 212.5 square foot display on the south wall of the building at 101 Hermosa 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. Site Photographs](#)
[3. Applicant Submittal](#)
[4. Notice Poster Verification](#)

Coming forward to speak: Mickey Mance.

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Flaherty to adopt the resolution as presented determining that the proposed display covering 212.5 square feet of surface area on the south side of an existing building is consistent with the Hermosa Beach Municipal Code (HBMC) definition of 'Mural' at 101 Hermosa Avenue (Mickey's Deli), and determine that the proposed display is not a project under the California Environmental Quality Act (CEQA). The motion carried by the following vote:

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chair 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 19-0615](#) LLA 19-1-- Lot Line Adjustment between a vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Proposed Resolution](#)
[2. Zoning Map](#)
[3. Assessor Map](#)
[4. Site Photos and Public Notice Posters](#)
[5. Applicant Submittal Including Lot Exhibits](#)

Commissioner Saemann recused himself due to a financial conflict.

Coming forward to speak: Dunham Stewart.

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Rice to adopt the resolution as presented approving the lot line adjustment between a vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001) finding that the lot line adjustment conforms to the General Plan, Zoning Ordinance and Subdivision Map Act; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

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

Absent: 0

Recused: 1 - Commissioner Saemann

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

Section IV

11. Staff Items

- a. **REPORT** Verbal Report on City Council Actions
19-0607
- b. **REPORT** Verbal Status Report on Major Planning Projects
19-0608
- c. [REPORT](#) October 15, 2019 Planning Commission Tentative Future Agenda Items
[19-0616](#)

Attachments: [Planning Commission October 15, 2019 Tentative Future Agenda](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Rice to receive and file the October 15, 2019 Planning Commission tentative future agenda items. The motion carried by a unanimous vote.

- d. [REPORT](#) Community Development Department Activity Report of May and June
[19-0617](#) 2019

12. Commissioner Items

13. Adjournment

The meeting was adjourned at 8:09pm by Chair Pedersen. The next scheduled meeting of the Planning Commission is October 15, 2019.

*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.