



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, November 19, 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
Nicole Ellis, Associate Planner
David Blumenthal, AICP, Senior Planner

4. **Oral / Written Communications**

Section I

CONSENT CALENDAR

5. [**REPORT**](#) Approval of the October 15, 2019 Planning Commission Action Minutes
[**19-0763**](#)

Attachments: [October 15, 2019 Planning Commission action minutes](#)

ACTION: Motion by Commissioner Rice and seconded by Commissioner Flaherty to approve the October 15, 2019 action minutes as presented. The motion carried by a unanimous vote.

6. [REPORT](#) Approval of the November 7, 2019 Planning Commission Action Minutes
[19-0767](#)

Attachments: [November 7, 2019 Planning Commission action minutes](#)

ACTION: Motion by Commissioner Rice and seconded by Commissioner Flaherty to approve the November 7, 2019 action minutes as presented, noting the recusal of Commissioner Hoffman at November 7, 2019 special meeting. The motion carried by a unanimous vote.

7. 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.

Section II

HEARING

8. [REPORT](#) Receive Tri-annual Report for On-sale Alcoholic Beverage Conditional Use
[19-0777](#) Permits

Attachments: [Process and Standards, updated 2019](#)
[Police/ABC Report for this period](#)
[Police Statistics for this period](#)
[Police Officer Checks for this period](#)
[LACoFD Business License inspection report](#)
[Code Enforcement Data for this period](#)
[Code Enforcement Data for last period](#)

Coming forward to speak: Acting Police Chief Milton McKinnon, Lieutenant Landon Phillips, and Adam Malovani.

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Saemann to receive and file the tri-annual report for informational purposes. The motion carried by the following vote:

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

Absent: 0

Section III

PUBLIC HEARING

9. [REPORT](#)
[19-0765](#) Information Only: Public Hearing Notices and Projects Zoning Map
- Attachments:** [Public Notices](#)
[Project Zoning Map - 2515 Pacific Coast Highway](#)
[Project Zoning Map - 2447 Pacific Coast Highway](#)
[Project Zoning Map - 910 Hermosa Avenue](#)
10. [REPORT](#)
[19-0779](#) Zone Text Amendment 19-2, a request to amend the Hermosa Beach Municipal Code, related to regulations for Accessory Dwelling Units (ADUs), as mandated by State law, and determination that the project is statutorily exempt from the California Environmental Quality Act (CEQA).
- ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Saemann to continue the Zone Text Amendment 19-2 to the December 9, 2019 Planning Commission meeting. The motion carried by the following vote:**
- Aye:** 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chair Pedersen
- Absent:** 0
11. [REPORT](#)
[19-0780](#) CUP 19-9 & PARK 19-6- Conditional Use Permit and Parking Plan amendment request to provide on-site sale, service and consumption of beer and wine indoors Sunday through Thursday 6:00 AM to 9:00 PM and Friday and Saturday 6:00 AM to 11:00 PM and outdoors Sunday through Thursday 6:00 AM to 9:00 PM and Friday and Saturday 6:00 AM to 10:00 PM at an existing hotel (Hotel Hermosa) located at 2515 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Proposed CUP Approval Resolution](#)
 - [2. Proposed Parking Plan Approval Resolution](#)
 - [3. Project Description and Menu](#)
 - [4. Project Plans](#)
 - [5. Hotel Hermosa Color Photographs](#)
 - [6. Police Department Report of Calls for Service](#)
 - [7. Site Photos](#)
 - [8. PC Reso 16-16 \(2515 PCH\)](#)
 - [9. Public Notice Posters](#)
 - [10. Notification Radius](#)
 - [11. Public Comment Letters.pdf](#)
 - [12. Supplemental: Link to June 21, 2016 PC Meeting with Attached Parking Plans \(Item 6\) - added 11-18-19, 5:20pm](#)
 - [13. Supplemental: Ltr to Planner re Supplemental Information for CUP Application 11.18.19 - added 11-18-19, 5:20pm](#)
 - [14. Supplemental: eComments Received 11-18-19 - added 11-18-19, 5:40pm](#)

Commissioner Saemann recused himself.

Coming forward to speak: Jennifer Oden, Adam Marquis, Ruben Garth, Thomas Gregory, Tim Bruning, Henry Mothner, Rocky Rockefeller, Lisa Dye, Linda Cunningham, Janice Rittain, Doug Flamil, Greg Simons, Denise Waggoner, and Courtney Ryan.

ACTION: Motion by Commissioner Rice and seconded by Commissioner Hofmman to direct staff to bring back revised resolutions for indoor beer and wine sale, service, and consumption, Friday and Saturday 6:00 a.m. to 11:00 p.m., Sunday through Thursday, 6:00 a.m. to 10:00 p.m. at an existing hotel on consent calendar for approval at the December 9, 2019 Planning Commission meeting.

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

**12. [REPORT
19-0782](#)**

CUP 19-3- Conditional Use Permit Amendment request to remove an existing unpermitted rooftop wireless telecommunication facility and locate wireless communication antennas (AT&T Mobility) on the façade of the building within new screening boxes. This request also includes permitting all related telecommunication and support equipment on the building at 2447 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA). A public hearing on this matter was previously conducted on July

16, 2019 and continued by the Planning Commission without taking action.

Attachments:

- [1. Draft Resolution](#)
- [2. Alternative Site Analysis](#)
- [3. RF Safety Survey Report Prediction](#)
- [4. Photo Simulation](#)
- [5. Public Viewpoint Map from PLAN Hermosa](#)
- [6. Planning Commission staff report dated June 18, 2019](#)
- [7. Planning Commission staff report dated July 16, 2019](#)
- [8. Planning Commission staff report dated August 20, 2019](#)
- [9. Planning Commission staff report dated October 15, 2019](#)
- [10. Planning Commission Action Minutes dated June 18, 2019](#)
- [11. Planning Commission Action Minutes dated July 16, 2019](#)
- [12. Planning Commission Action Minutes dated August 20, 2019](#)
- [13. Draft Planning Commission Action Minutes dated October 15, 2019](#)
- [14. Letters from applicant pausing Wireless Shot Clock](#)
- [15. Legal Poster and Radius Map](#)
- [16. Zoning Map and Aerial Photo](#)
- [17. Site Photos](#)
- [18. Public Correspondence Received](#)

Commissioner Saemann recused himself.

Coming forward to speak: Chris Pell, Nichole Garcia, David Oliver, Jeff Calvagna, Jay Schuster, David Hershaw, Patricia Zingheim, and Albro Lundy.

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Flaherty to adopt the resolution with modifications listed below approving Conditional Use Permit Amendment 19-3, to remove an existing unpermitted rooftop wireless telecommunication facility and locate wireless communication antennas (AT&T Mobility) on the facade of the building within new screening boxes at 2447 Pacific Coast Highway, and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Revise Section 8, Conditions of Approval (COA) number 2 to remove "...and two (2) remote radio units..." from the first sentence. Revise COA number 5 to replace "Every two (2) years..." to "Every year thereafter..." in the second sentence.

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 December 30, 2019.

The motion carried by the following vote:

Aye: 3 - Vice Chair Hoffman, Commissioner Rice, and Chair Pedersen

No: 1 - Commissioner Flaherty

Absent: 0

Recused: 1 - Commissioner Saemann

13. [REPORT 19-0776](#) PDP 19-9- Precise Development Plan Amendment request to modify the elevator design to extend elevator service to all floors within the building (elevator currently only serves three of the four floors) and to allow the elevator equipment housing to be constructed above the height limit at an office building currently under construction located at 910 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Proposed PDP Amendment Approval Resolution.pdf](#)
[2. Applicant Plan Submittal.pdf](#)
[3. 2016 Approved Elevator Design.pdf](#)
[4. Site Photographs.pdf](#)
[5. Notification Radius.pdf](#)
[6. Public Notification Posters.pdf](#)
[7. PC Reso 07-7 \(906-910 hermosa\).pdf](#)
[8. Link to March 15, 2016 Staff Report \(Agenda Item 8\)](#)
[9. Link to December 12, 2016 Staff Report and Attachments \(Agenda Item 9\)](#)
[10. Supplemental: Comment from Michael Kezirian - added 11-18-19, 5:55pm](#)

Coming forward to speak: Louie Tomaro, Amir Estefani, and Janine McMurrey.

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Flaherty to adopt the resolution approving amending the Precise Development Plan to modify the elevator design to extend elevator service to all floors within the building and to allow the elevator equipment housing to be constructed above the height limit at an office building currently under construction located at 910 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

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 December 30, 2019.

The motion carried by the following vote:

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

Absent: 0

14. [REPORT 19-0781](#) Potential Municipal Code amendments to Chapter 17.04 Definitions, and Chapter 17.28 M-1 Light Manufacturing Zone, and add 17.42.200 for a new Limited Events Permit to allow Cypress District businesses to host openings or events to showcase and offer products for sale on a limited

basis.

Attachments: [Link to 7-23-19 City Council Meeting - Page 9, REPORT 19-0479](#)

[Link to 8-20-19 Planning Commission Meeting - Page 6, REPORT 19-0536](#)

[Link to 11-7-19 Planning Commission Study Session Meeting](#)

[Public Notice Sent to Businesses and Property Owners](#)

[City Council Consideration of Similar Use dated August 8 2000](#)

[Letter from Nancy Noll dated November 14, 2019](#)

[7. Supplemental: Limited Events Permit Temporary Minor Special Events Permit Table - added 11-18-19, 5:40pm](#)

[8. Supplemental: eComments Received 11-18-19 - added 11-18-19, 5:55pm](#)

[9. Supplemental: eComments Received 11-19-19 - added 11-19-19, 2:30pm](#)

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Rice to continue the item to the December 9, 2019 Planning Commission meeting. The motion carried by the following vote:

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

Absent: 0

Section IV

15. Staff Items

- a. Verbal Report on City Council Actions
- b. Verbal Status Report on Major Planning Projects
- c. [REPORT 19-0766](#) December 9, 2019 Planning Commission Tentative Future Agenda Items

Attachments: [Planning Commission December 9, 2019 Tentative Future Agenda](#)

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Rice to receive and file the December 9, 2019 tentative future agenda, noting the removal of 1221 Hermosa Ave (Laurel Tavern), which will be rescheduled to the January 20, 2020 Planning Commission meeting, and the addition of the M-1 Light Manufacturing Zone, which was continued from the November 19, 2019 meeting. The motion carried by a unanimous vote.

- d. [REPORT 19-0764](#) Rotation of Planning Commission Chair and Vice Chair

ACTION: Motion by Commissioner Rice and seconded by Commissioner Saemann to nominate Commissioner Hoffman as the new Chair and Commissioner Flaherty as the Vice Chair, serving from December 2019 to August 2020. The motion carried by a unanimous vote.

16. Commissioner Items**17. Adjournment**

The meeting was adjourned at 11:51 p.m. by Chair Pedersen. The next scheduled meeting of the Planning Commission is Monday, December 9, 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.