



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Action Minutes - Draft

Planning Commission

Chair

Peter Hoffman

Vice Chair

Michael Flaherty

Commissioners

Rob Saemann

Marie Rice

David Pedersen

Monday, December 9, 2019

7:00 PM

Council Chambers

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

Present: 5 - Vice Chair Michael Flaherty, Chair Peter Hoffman, Commissioner Marie Rice, Commissioner Rob Saemann, and Commissioner David Pedersen

Absent: 0

Also Present: Ken Robertson, Community Development Director
Lauren Langer, Assistant City Attorney
Nicole Ellis, Associate Planner

4. **Oral / Written Communications**

Coming forward to speak: Houman Soloman and Robert Lindner.

Section I

CONSENT CALENDAR

5. [REPORT](#) Approval of the November 19, 2019 Planning Commission Action Minutes
[19-0816](#)

Attachments: [November 19, 2019 Planning Commission action minutes](#)

ACTION: Motion by Commissioner Rice and seconded by Commissioner Pedersen to approve the November 19, 2019 minutes with a correction to the name of speaker Janice Brittain (incorrectly spelled Janice Rittain) on agenda item number 11, on page 4. The motion carried by a unanimous vote.

6. Resolution(s) for Consideration

- a. [REPORT 19-0812](#) 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. Redlined CUP Approval Resolution.pdf](#)
[4. Redlined Parking Plan Approval Resolution](#)
[5. Link to November 19, 2019 Planning Commission Agenda \(Item 11 Pages 4-5\)](#)
[6. Draft November 19th Planning Commission Action Sheet](#)
[7. P.C. Resolution 16-16 \(Existing Parking Plan Resolution\)](#)
[8. Public Comment Letter- Sea View Villas](#)

Commissioner Saemann recused himself.

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

ACTION: Motion by Commissioner Pedersen and seconded by Commissioner Rice to continue this item as a public hearing to the January 21, 2020 Planning Commission meeting, with direction to staff to provide amended language for potential approval consistent with the Police Department's recommendations. The motion carried by a unanimous vote, noting the recusal of Commissioner Saemann.

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

Absent: 0

Recused: 1 - Commissioner Saemann

7. [REPORT 19-0803](#) Information Only: Public Hearing Notices and Project Zoning Maps

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

Section II

PUBLIC HEARING

8. [REPORT 19-0802](#) 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: [1. Link to 7-23-19 City Council Meeting - Page 9, REPORT 19-0479](#)
[2. Link to 8-20-19 Planning Commission Meeting - Page 6, REPORT 19-0536](#)
[3. Link to 11-7-19 Planning Commission Study Session Meeting](#)
[4. Public Notice Sent to Businesses and Property Owners](#)
[5. City Council Consideration of Similar Use dated August 8 2000](#)
[6. Letter from Nancy Noll dated November 14, 2019](#)
[7. Limited Events Permit Temporary Minor Special Events Permit Table - added 11-18-19, 5:40pm](#)
[8. Comments Received 11-18-19](#)
[9. Comments Received 11-19-19](#)
[10. Supplemental: Comments Received 12/5 to 12/9/19 - added 12/9/19, 3:35pm](#)

Chair Hoffman recused himself.

Coming forward to speak: Mike Collins.

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Rice to set a public hearing for consideration of the appropriate Zoning Code text amendments. The motion carried by the following vote:

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

Absent: 0

Recused: 1 - Chair Hoffman

9. [REPORT 19-0799](#) CON 19-4, PDP 19-7, VTPM #82783 - Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82783 for a two-unit attached condominium project at 645 10th Street, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Proposed Resolution.pdf](#)
[2. Site Photographs.pdf](#)
[3. Renderings.pdf](#)
[4. Applicant Submittal- Plans.pdf](#)
[5. Radius Map.pdf](#)
[6. Poster Verification.pdf](#)

Coming forward to speak: Goitom Tekletsion and Mark Slusarz.

ACTION: Motion by Commissioner Pedersen 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. 82783 for a two-unit attached condominium project at 645 10th Street, subject to conditions, and determining the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

The motion carried by the following vote:

Aye: 5 - Vice Chair Flaherty, Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Commissioner 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 December 30, 2019.

**10. [REPORT](#)
[19-0815](#)**

CUP 19-11: Conditional Use Permit request to allow a dance and music studio (assembly hall) at 402 Pacific Coast Highway (Studio 1137 School of Dance and Music) and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Approval Resolution for CUP](#)
[2. Applicant Submittal Business Narrative](#)
[3. Plans and Site Photos](#)
[4. Zoning Map and Aerial Photo](#)
[5. Legal Posters and Radius Map.pdf](#)
[6. Supplemental: Comments Received 12/8/19 - added 12/9/19, 3:35pm](#)

Coming forward to speak: Liliana Somma, Dan Galitzen, Grant Currie, Quint Carroll, and Ryan Sharpe.

ACTION: Motion by Commissioner Saemann and seconded by Vice Chair Flaherty to adopt the resolution as amended below approving CUP 19-11 to allow a dance and music studio (assembly hall) at 402 Pacific Coast Highway (Studio 1137 School of Dance and Music), and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Amend Section 4. B. to indicate "...10 metered public parking spaces..." (as opposed to ...8 metered public parking spaces...) in the first paragraph.

Amend existing Conditions of Approval in Section 5:

- 2. Add "and class times shall be staggered." to the condition.**
- 5. Remove "when the interior speakers are on" from the condition.**

Add two new Conditions of Approval to Section 5:

- 21. A new secured trash enclosure facility shall be located along the east-side of the existing structure with appropriate signage prohibiting dumping, subject to**

review and approval by the Community Development Director.

22. All exterior lighting shall be downcast and fully shielded and illumination shall be contained within the property boundaries. Exterior lighting shall be deemed finally approved until 30 days after installation during which period the Building Official may order the dimming or modification of any illumination found to be excessively brilliant or impacting to nearby properties.

Amend the Chair's name from David Pedersen to Peter Hoffman.

The motion carried by the following vote:

Aye: 5 - Vice Chair Flaherty, Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Commissioner 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 December 30, 2019.

11. [REPORT](#)
[19-0814](#)

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)

Attachments: [1. Draft Resolution](#)

ACTION: Motion by Chair Hoffman and seconded by Commissioner Rice to adopt the resolution as presented recommending the City Council approve Zone Text Amendment 19-2, thereby amending Section 17.04.040, Chapter 17.21, and Section 17.44.020 of the Hermosa Beach Municipal Code regarding Accessory Dwelling Units and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

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

Absent: 0

Section III

12. Staff Items

a. Verbal Report on City Council Actions

b. Verbal Status Report on Major Planning Projects

c. [REPORT](#)
[19-0805](#) Planning Commission Tentative 2020 Meeting Schedule

Attachments: [Planning Commission Tentative 2020 Meeting Schedule](#)

The Planning Commission consensus was to receive and file the Planning Commission 2020 meeting schedule, noting possible alternatives to the March 17, 2020 meeting date.

- d. [REPORT 19-0804](#) January 21, 2020 Planning Commission Tentative Future Agenda Items

Attachments: [Planning Commission January 21, 2020 Tentative Future Agenda](#)

The Planning Commission consensus was to receive and file the January 21, 2020 tentative future agenda.

13. Commissioner Items

14. Adjournment

The meeting was adjourned at 10:40 p.m. The next scheduled Planning Commission meeting is Tuesday, January 21, 2020.

*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.