

City of Hermosa Beach

*City Hall
1315 Valley Drive
Hermosa Beach, CA 90254*



Regular Meeting Agenda

Tuesday, May 19, 2020

7:00 PM

**THIS VIRTUAL MEETING IS HELD PURSUANT TO
EXECUTIVE ORDER N-29-20 ISSUED BY
GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020.**

Council Chambers

Planning Commission

Chair

Peter Hoffman

Vice Chair

Michael Flaherty

Commissioners

Rob Saemann

Marie Rice

David Pedersen

City Treasurer

Karen Nowicki

City Attorney

Michael Jenkins

Executive Team

Suja Lowenthal, City Manager

Nico De Anda-Scaia, Assistant to the City Manager

Viki Copeland, Finance Director

Marnell Gibson, Public Works Director

Paul LeBaron, Chief of Police

Ken Robertson, Community Development Director

Vanessa Godinez, Human Resources Manager

Kelly Orta, Community Resources Manager

THIS MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020. ANY OR ALL PLANNING COMMISSION MEMBERS MAY ATTEND AND PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE.

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.hermosabeach.gov. 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 or CommunityDevelopment@hermosabeach.gov 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.

PUBLIC PARTICIPATION

City Hall will be closed to the public until further notice. Members of the public may submit eComments (instructions below) or email comments to CommunityDevelopment@hermosabeach.gov until 12:00 p.m. on the meeting date. Members of the public may also participate by phone.

TO PARTICIPATE BY PHONE:

1. Prior to 6:00 p.m. on the meeting date, email Planning@hermosabeach.gov to be added to the speaker list. Please indicate your full name and which item you would like to speak on.
2. Dial in 5 minutes prior to the start of the meeting:
 - Toll Free Dial in: 877 309 2073
 - Participant passcode: 510 957 837#
3. PLEASE MUTE YOUR PHONE UNTIL YOU ARE CALLED TO SPEAK. Comments from the public are limited to 3 minutes per speaker.

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**
4. **Oral / Written Communications**

Anyone wishing to address the Commission regarding a matter not related to a public hearing on the agenda may do so at this time.

- a. [REPORT
20-0265](#) Written Communications

Recommendation: Staff recommends that the Planning Commission receive and file the written communications.

Attachments: [1. Email from Jonathan Wicks regarding 1301 Manhattan Ave](#)
[2. Email from Jill Gottesman regarding Convex Slope Determinations](#)
[3. Emails from Anthony Higgins](#)
[4. Supplemental - eComment, added 5-19-20](#)

Section I

CONSENT CALENDAR

5. [REPORT
20-0260](#) Approval of the April 21, 2020 Planning Commission Action Minutes
- Recommendation:** To approve the Planning Commission action minutes of the April 21, 2020 regular meeting.
- Attachments:** [April 21, 2020 Planning Commission action minutes](#)
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.

Section II

HEARING

7. Introduction of Police Chief Paul LeBaron

8. [REPORT 20-0264](#) Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits

Recommendation: Receive and file the report as no establishment has reached the Standard for Review.

As noted in the report of February 18, 2020 this report covers the period from July 1, 2019 to December 31, 2019. Based on the information in the report, no establishment has reached the "Standard Initiating Planning Commission Review."

Attachments:

- [1. Process and Standards, updated 2019](#)
- [2. Police/ABC Report for this period](#)
- [3. Police/ABC Report for last period](#)
- [4. Police Statistics for this period](#)
- [5. Police Officer Checks for this period](#)
- [6. LACoFD Business License inspection report](#)
- [7. Code Enforcement Data for this period](#)
- [8. Code Enforcement Data for last period](#)

Section III

PUBLIC HEARING

9. [REPORT 20-0261](#) Information Only: Public Hearing Notices and Project Zoning Maps

Attachments:

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

10. [REPORT 20-0266](#) Precise Development Plan (PDP 20-2), a request to convert a multi-tenant office building into a single-tenant office building, increase the first floor by 71 square feet, decrease the second floor by 188 square feet, provide a new roof deck, and remodel the façades of the existing two-story office building located at 1001 Hermosa Avenue, and determination that the

project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Adopt the attached resolution approving Precise Development Plan 20-2, to allow the overall 117 square foot reduction in structure size, new roof deck, and remodel of the existing building located at 1001 Hermosa Avenue, and determining that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments:

- [1. Draft Resolution](#)
- [2. Zoning Map and Aerial Photo](#)
- [3. Legal Posters](#)
- [4. Elevator Specifications and Code](#)
- [5. Project Plans](#)
- [6. Supplemental - Correspondence, added 5-19-20](#)
- [7. Supplemental Memorandum - Continuance, added 5-19-20](#)

11. [REPORT](#)
[20-0268](#)

CUP Amendment 20-3: Conditional Use Permit amendment request for expansion of a dance and music studio (assembly hall) at 402 Pacific Coast Highway (School of Dance and Music) and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Adopt the attached resolution approving CUP Amendment 20-3 to allow expansion of a dance and music studio (assembly hall) at 400-402 Pacific Coast Highway (School of Dance and Music), and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments:

- [1. Proposed Approval Resolution for CUP Amendment](#)
- [2. Business Narrative](#)
- [3. Plans and Site Photos](#)
- [4. Zoning Map and Aerial Photo](#)
- [5. Legal Posters and Radius Map](#)
- [6. Supplemental - Comments added 5-19-20](#)

12. [REPORT](#)
[20-0267](#)

Receive a presentation, discuss, and provide feedback on the Hermosa Beach Zoning and Subdivision Ordinance Assessment Report.

Attachments:

- [1. Zoning and Subdivision Ordinance Assessment Report .pdf](#)
- [2. Assessment Report PowerPoint](#)

13. [REPORT](#)
[20-0239](#)

Initiation of a Zoning Code Text Amendment to allow the use of mechanical vehicle lifts as a method to provide required parking.

Recommendation: Initiate a Text Amendment that would allow mechanical vehicle lifts as a method of providing required parking and determine that this action is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Examples from Cities that Allow Vehicle Lifts for Additional Uses](#)
 - [2. Summary Table of Other Cities](#)
 - [3. Link to 260 31st Street Demonstration Video](#)
[<https://vimeo.com/391354180>](https://vimeo.com/391354180)
 - [4. Supplemental - Draft PC Resolution Text Amendment Initiation, added 5-19-20](#)

Section IV

14. Staff Items

a. Verbal report on City Council actions

b. Verbal status report on major Planning projects

- c. [REPORT 20-0262](#) June 16, 2020 Planning Commission Tentative Future Agenda Items
- Recommendation:** To receive and file the June 16, 2020 Planning Commission tentative future agenda items.
- Attachments:** [Planning Commission June 16, 2020 Tentative Future Agenda](#)
- d. [REPORT 20-0263](#) Community Development Department Activity Report of October 2019
- Recommendation:** To receive and file the October 2019 Community Development Department activity report.
- Attachments:** [Community Development Department activity report of October 2019](#)

15. Commissioner Items

16. Adjournment