

City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254



Regular Meeting Agenda

Tuesday, August 18, 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 (Virtually)

Planning Commission

Chair

Peter Hoffman

Commissioners

Rob Saemann

Marie Rice

David Pedersen

Stephen Izant

City Treasurer

Karen Nowicki

City Attorney

Michael Jenkins

Executive Team

Suja Lowenthal, City Manager

Eduardo Sarmiento, City Clerk
Viki Copeland, Finance Director
Marnell Gibson, Public Works Director
Paul LeBaron, Chief of Police

Nico De Anda-Scaia, Assistant to the City Manager
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. Virtual Meetings are held pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020. 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.

JOIN THE VIRTUAL PLANNING COMMISSION MEETING AT: <https://us02web.zoom.us/j/82539742028>

OR 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: (888) 475-4499
 - > Planning Commission Webinar ID: 825 3974 2028 #
3. ATTENDEES WILL BE MUTED UNTIL THE PUBLIC PARTICIPATION PERIOD IS OPENED.
 When you are called on to speak, press * 6 to unmute your line. 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.

Section I

CONSENT CALENDAR

5. [REPORT 20-0522](#) Approval of the July 21, 2020 Planning Commission Action Minutes
Recommendation: Approve the Planning Commission action minutes of the July 21, 2020 regular meeting.
Attachments: [July 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. [REPORT
20-0526](#) Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits

Recommendation: Receive and file the report for informational purposes.

As noted in the report of June 22, 2020 this report covers the period from November 1, 2019 to April 30, 2020. 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. Code Enforcement Data for this period](#)
- [7. Code Enforcement Data for last period](#)

Section III**PUBLIC HEARING**

8. [REPORT
20-0523](#) Information Only: Public Hearing Notices and Project Zoning Maps

Attachments:

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

9. [REPORT
20-0530](#) CON 20-3, PDP 20-7, VTPM #82004 - Reinstatement of expired condominium entitlements (Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82004) for a previously approved two-unit attached condominium project at 634 5th Street, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 82004 for a two-unit attached condominium project at 634 5th Street, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Draft Resolution](#)
 - [2. Existing Site Photographs](#)
 - [3. Applicant Submittal- Plans](#)
 - [4. Planning Commission Resolution 18-12](#)
 - [5. April 17, 2018 Agenda Link](#)
 - [6. Poster Verification](#)
 - [7. Radius Map](#)

10. [REPORT 20-0531](#)
- Parking Plan 20-3, Parking Plan for a new food service establishment (Mix it Up Cafe) for the purpose of determining that it's a snack shop with characteristics to allow consideration of the retail commercial requirement for parking at 114 Pier Avenue and determination that the project is Categorically Exempt from the California Environmental Quality Act.

Recommendation: Adopt the attached resolution approving a Parking Plan finding that the use is a snack shop and less than required parking is merited due to the parking demand characteristics of the proposed use at 114 Pier Avenue and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Proposed Resolution](#)
 - [2. Applicant Proposal- Business Narrative and Menu](#)
 - [3. Proposed Floor Plan](#)
 - [4. Site and Interior Photos](#)
 - [5. Ordinance 04-1241 Snack Shop](#)
 - [6. Poster Verification](#)
 - [7. Radius Map](#)
 - [8. Supplemental - Letter Responding to Commissioner Questions, added 8-18-20](#)

Section IV

HEARING

11. [REPORT 20-0532](#)
- Extension of time to Planning Entitlement- To extend for one (1) year the expiration date of a Conditional Use Permit 18-5, and Precise Development Plan 18-8, and Vesting Tentative Parcel Map #82295 for a two-Unit detached residential condominium project at 1602 Loma Drive, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: To adopt by Minute Order the extension of the expiration date of the Conditional Use Permit 18-5, Precise Development Plan 18-8, and Vesting Tentative Parcel Map #82295 for a two-unit attached residential condominium project by one (1) year, to October 16, 2021.

- Attachments:**
- [1. Planning Commission Resolution 18-29](#)

Section V**12. Staff Items****a. Verbal report on City Council actions****b. Verbal status report on major Planning projects**

- c. [REPORT 20-0529](#) Zoning Code Text Amendment to allow the use of mechanical vehicle lifts as a method to provide required parking.

Recommendation: 1. Provide feedback on the proposed code amendment options.
2. Direct Staff to draft code amendments to be presented at the next Planning Commission Meeting.

Attachments: [1. Staff Report May 19, 2020](#)
[2. Planning Commission Resolution 20-13](#)
[3. Residential Parcels Equal to or Less Than 2100 Square feet](#)
[4. Types of Vehicle Lifts \(Photos\)](#)
[5. Mechanics for a Single-Post Parking System](#)
[6. Mechanics for a Subterranean Vehicle Lift](#)
[7. Supplemental - eComments, added 7-20-20](#)
[8. Supplemental - eComments, added 7-21-20](#)

d. Establishment of subcommittee to assist staff in review and selection of Zoning Ordinance Update consultant

- e. [REPORT 20-0527](#) Rotation of Planning Commission Chair and Vice Chair

f. Temporary Meeting Time Change

Discuss possibility of temporarily starting regular Planning Commission meetings at an earlier time.

- g. [REPORT 20-0524](#) September 15, 2020 Planning Commission Tentative Future Agenda Items

Recommendation: Receive and file the September 15, 2020 Planning Commission tentative future agenda items.

Attachments: [Planning Commission September 15, 2020 Tentative Future Agenda](#)

- h. [REPORT 20-0525](#) Community Development Department Activity Report of December 2019

Recommendation: Receive and file the December 2019 Community Development Department activity report.

Attachments: [Community Development Department activity report of December 2019](#)

13. Commissioner Items

14. Adjournment

The next regular meeting of the Planning Commission is September 15, 2020.