



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Action Minutes - Draft

### Planning Commission

*Chair*  
*Peter Hoffman*

*Commissioners*  
*Rob Saemann*  
*Marie Rice*  
*David Pedersen*  
*Stephen Izant*

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Tuesday, August 18, 2020

7:00 PM

Council Chambers (Virtually)

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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.  
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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

**Present:** 5 - Chair Peter Hoffman, Commissioner Rob Saemann, Commissioner Marie Rice, Commissioner David Pedersen, and Commissioner Stephen Izant

**Absent:** 0

**All Planning Commissioners attended remotely.**

**Also Present Remotely:** Ken Robertson, Community Development Director  
Patrick Donegan, Assistant City Attorney  
Nicole Ellis, Associate Planner  
Yuritzy Randle, Assistant Planner  
Melanie Emas, Assistant Planner

4. **Oral / Written Communications**

#### **Section I**

#### **CONSENT CALENDAR**

5. [REPORT](#) Approval of the July 21, 2020 Planning Commission Action Minutes  
[20-0522](#)

**Attachments:** [July 21, 2020 Planning Commission action minutes](#)

**ACTION:** Motion by Commissioner Pedersen and seconded by Commissioner Rice to approve, as presented, the action minutes of the July 21, 2020 regular meeting. The motion carried by the following vote:

**Aye:** 4 - Chair Hoffman, Commissioner Saemann, Commissioner Rice, and Commissioner Pedersen

**Absent:** 0

**Abstain:** 1 - Commissioner Izant

## 6. Resolution(s) for Consideration - None

### Section II

#### HEARING

7. [REPORT](#) Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional  
[20-0526](#) Use Permits

**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](#)

**Attending remotely to speak:** Landon Phillips, Lieutenant.

**ACTION:** Motion by Commissioner Rice and seconded by Commissioner Saemann to receive and file the report. The motion carried by the following vote:

**Aye:** 5 - Chair Hoffman, Commissioner Saemann, Commissioner Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

### Section III

#### PUBLIC HEARING

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

**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).

**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](#)

**Attending remotely to speak: Son Pham and Sue Duong.**

**ACTION: Motion by Commissioner Rice and seconded by Commissioner Saemann to adopt the resolution, as presented, approving the 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, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:**

**Aye:** 5 - Chair Hoffman, Commissioner Saemann, Commissioner Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

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.

**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](#)

Attending remotely to speak: Stacy Straus and Madani Akanour.

**ACTION:** Motion by Commissioner Saemann and seconded by Commissioner Pedersen to adopt the resolution, as presented, 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). The motion carried by the following vote:

**Aye:** 5 - Chair Hoffman, Commissioner Saemann, Commissioner Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

## **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).

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

Attending remotely to speak: Brandon Straus.

**ACTION:** Motion by Commissioner Saemann and seconded by Commissioner Rice 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 detached residential condominium project by one (1) year, to October 16, 2021. The motion carried by the following vote:

**Aye:** 5 - Chair Hoffman, Commissioner Saemann, Commissioner Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

## **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.

- 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](#)

Commissioners Rice and Pedersen recused themselves.

Attending remotely to speak: Kort Schnabel.

**ACTION:** Motion by Commissioner Saemann and seconded by Commissioner Izant to direct Staff to draft code amendments to be presented at the September 15, 2020 Planning Commission meeting. The motion carried by the following vote:

**Aye:** 3 - Chair Hoffman, Commissioner Saemann, and Commissioner Izant

**Absent:** 0

**Recused:** 2 - Commissioner Rice, and Commissioner Pedersen

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

Commissioners Izant and Rice will serve in the subcommittee.

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

**ACTION:** Motion by Commissioner Hoffman and seconded by Commissioner Pedersen to select Commissioner Saemann as the next Chair and Commissioner Rice as the next Vice Chair. The motion carried by the following vote:

**Aye:** 5 - Chair Hoffman, Commissioner Saemann, Commissioner Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

**f. Temporary Meeting Time Change**

The Planning Commission will temporarily start their regular meetings at 6:00 PM.

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

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

**ACTION:** Motion by Commissioner Izant and seconded by Commissioner Pedersen to receive and file, as presented, the September 15, 2020 Planning

Commission tentative future agenda, noting the new meeting time of 6:00 PM.  
The motion carried by the following vote:

**Aye:** 5 - Chair Hoffman, Commissioner Saemann, Commissioner Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

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

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

**ACTION:** Motion by Commissioner Rice and seconded by Commissioner Saemann to receive and file the December 2019 Community Development Department activity report. The motion carried by the following vote:

**Aye:** 5 - Chair Hoffman, Commissioner Saemann, Commissioner Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

**13. Commissioner Items**

**14. Adjournment**

Motion by Commissioner Saemann to adjourn. Chair Hoffman adjourned the meeting at 10:01 PM.

The next regular meeting of the Planning Commission is September 15, 2020 at 6:00 PM.