



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Action Minutes - Draft

### Planning Commission

*Chair*  
**Rob Saemann**

*Vice Chair*  
**Marie Rice**

*Commissioners*  
**David Pedersen**  
**Stephen Izant**  
**Peter Hoffman**

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**Tuesday, September 15, 2020**

**6:00 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:** 4 - Chair Rob Saemann, Vice Chair Marie Rice, Commissioner David Pedersen, and Commissioner Stephen Izant

**Absent:** 1 - Commissioner Peter Hoffman

**All Planning Commissioners attended remotely, noting the absence of Commissioner Hoffman.**

**Also Present Remotely:** Ken Robertson, Community Development Director  
Patrick Donegan, Assistant City Attorney  
Melanie Emas, Assistant Planner

**4. Oral / Written Communications**

**a. [REPORT](#)      Written Communications**  
**[20-0602](#)**

**Attachments:** [1. Email from Jonathan Wicks](#)  
[2. Email from Pam Tatreau](#)

**ACTION:** Motion by Vice Chair Rice and seconded by Commissioner Izant to receive and file written communications. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Hoffman

## **Section I**

### **CONSENT CALENDAR**

5. [REPORT](#) Approval of the August 18, 2020 Planning Commission Action Minutes  
[20-0603](#)

**Attachments:** [August 18, 2020 Planning Commission action minutes](#)

**ACTION:** Motion by Vice Chair Rice and seconded by Commissioner Izant to approve the August 18, 2020 action minutes. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Hoffman

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

## **Section II**

### **PUBLIC HEARING**

7. [REPORT](#) Information Only: Public Hearing Notices and Project Zoning Maps  
[20-0604](#)

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

8. [REPORT](#) TEXT 20-02 - Consideration of a Text Amendment to amend HBMC  
[20-0599](#) Chapter 17.44 Off-street parking to allow the use of mechanical vehicle lifts as a method to provide required parking, adopt proposed definition of "mechanical vehicle lift," and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Attachments:** [1. May 19 2020 Planning Commission Agenda](#)  
[2. August 18 2020 Planning Commission Agenda](#)  
[3. Draft Resolution](#)  
[4. Proposed Text Amendment](#)

**ACTION:** Motion by Commissioner Izant and seconded by Commissioner Pedersen to move this item to the end of the Public Hearing section.

**ACTION:** At 7:05 PM, motion by Commissioner Izant and seconded by Commissioner Pedersen to continue this item to the October 20, 2020 Planning Commission meeting due to lack of quorum.

**Both motions carried by the following vote:**

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

**Absent:** 1 - Commissioner Hoffman

9. [REPORT](#) [20-0598](#) CON 20-2, PDP 20-5, VTPM #82983- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82983 for a two-unit detached condominium project at 622 1st Place and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Attachments:** [1. Proposed Resolution](#)  
[2. Applicant Submittal \(Architectural plans, Landscape plans, Tentative parcel map\)](#)  
[3. Radius Map](#)  
[4. Poster Verification](#)

**Attending remotely to speak:** Stacy Straus.

**ACTION:** Motion by Vice Chair Rice and seconded by Commissioner Izant to adopt the resolution, as presented, approving the Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82983 for a two-unit detached condominium project at 622 1st Place, 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:** 4 - Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 1 - Commissioner Hoffman

10. [REPORT](#) [20-0597](#) CUP 20-06 -- Conditional Use Permit amendment to allow on-sale beer and wine, floor plan alterations, and to modify conditions of approval to change operating hours from between 7:00 AM and 10:00 PM daily and 7:00 AM and Midnight on Holidays to between 7:00 AM and 11:00 PM daily at an existing restaurant limited to on-sale beer and wine, at 844 Hermosa Avenue "The Stanton" (previously "Hot's Kitchen"), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Draft Resolution for CUP 20-06](#)
  - [2. Planning Commission Resolution 96-13](#)
  - [3. Planning Commission Resolution 07-15 \(Revoked CUP\)](#)
  - [4. Planning Commission Resolution 08-26 \(Replaced by CC 10-6723\)](#)
  - [5. City Council Resolution 10-6723 \(Current CUP\)](#)
  - [6. Approved Floor Plan for The Stanton HB \(Director Determinations of Minor Modifications through tenant improvements\)](#)
  - [7. Summary of Proposed Modifications to Conditions of Approval](#)
  - [8. Poster Verification and Radius Map](#)
  - [9. Applicant Submittals \(Business Narrative, Sample Menu, Floor Plan, Photos\)](#)
  - [10. Citywide Beer and Wine/General Alcohol Matrix \(updated 05/20/20\)](#)
  - [11. City Council Ordinance No. 12-6789 \(No Intensification Policy\)](#)
  - [12. City Council Ordinance No. 12-6816 \(Policy to Set Limit of Late-Night Establishments to 36 Citywide\)](#)

Attending remotely to speak: Sheryl Brady.

**ACTION:** Motion by Commissioner Pedersen and seconded by Chair Saemann to adopt the resolution, with the modification shown below, amending the Conditional Use Permit amendment to allow on-sale beer and wine, floor plan alterations, and to modify conditions of approval to change operating hours from between 7:00 AM and 10:00 PM daily 7:00 AM and Midnight on Holidays to between 7:00 AM and 11:00 PM daily at an existing restaurant limited to on-sale beer and wine, at 844 Hermosa Avenue "The Stanton" (previously "Hot's Kitchen"), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Modification to Section 5, Condition of Approval #21:**

This Conditional Use Permit Resolution shall supersede and replace City Council Resolution 10-6723 and Planning Commission Resolution 96-13 which are hereby rescinded and of no further force and effect, except that the applicable requirements of the Precise Development Plan, as part of Planning Commission Resolution 96-13, remain effective.

The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Hoffman

### **Section III**

#### **11. Staff Items**

- a. Verbal report on City Council actions**
- b. Verbal status report on major Planning projects**

- c. [REPORT](#) October 20, 2020 Planning Commission Tentative Future Agenda Items  
[20-0605](#)

**Attachments:** [Planning Commission October 20, 2020 Tentative Future Agenda](#)

**ACTION:** Motion by Commissioner Pedersen and seconded by Commissioner Izant to receive and file the October 20, 2020 tentative future agenda, noting the addition of continued agenda item #8. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Hoffman

## 12. Commissioner Items

## 13. Adjournment

**ACTION:** Motion by Commissioner Pedersen and seconded by Chair Saemann to adjourn. The motion carried by the following vote.

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

**Absent:** 1 - Commissioner Hoffman

The meeting was adjourned at 7:15 PM.