



# 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, May 18, 2021**

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

**Absent:** 0

**All Planning Commissioners attended remotely.**

**Also Present Remotely:** Ken Robertson, Community Development Director  
Patrick Donegan, Assistant City Attorney  
Christy Teague, Senior Planner  
Carlos Luis, Associate Planner

**4. Oral / Written Communications**

**Attending remotely to speak: none.**

- a.** [REPORT](#) Written Communications  
[21-0252](#)

**Attachments:** [1. Email from Alan and Rosalind Bender](#)  
[2. Email from Anthony Higgins](#)

Chair Saemann received and filed the written communications.

## **Section I**

### **CONSENT CALENDAR**

5. [REPORT  
21-0253](#) Approval of the April 20, 2021 Planning Commission Action Minutes

**Attachments:** [April 20, 2021 Planning Commission action minutes](#)

**ACTION:** Motion by Commissioner Izant and seconded by Vice Chair Rice to approve the April 20, 2021 action minutes as presented. The motion carried by the following vote:

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

**Absent:** 0

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

## **Section II**

### **PUBLIC HEARING**

7. [REPORT  
21-0299](#) Information Only: Public Hearing Notices and Project Zoning Maps

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

8. [REPORT  
21-0298](#) CUP 21-1: Conditional Use Permit request to allow a Massage Therapy Business (Structural Integration Practitioner) within an existing building at 727 2nd Street, Suite 206 (South Bay Structural Integration), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Proposed Resolution](#)
  - [2. Applicant Business Narrative with Floor Plan and Office Photos](#)
  - [3. PC Resolution 05-69](#)
  - [4. Zoning Map and Aerial Photo](#)
  - [5. Legal Posters and Radius Map](#)
  - [6. Letter of Support from Hancock Properties dated 03/19/21](#)
  - [7. Letter of Support from Annie Seawright-Newton dated 03/24/21](#)
  - [8. Letter of Support from Lissa Solis dated 03/22/21](#)
  - [9. Public Comment from Cherie Hicks](#)
  - [10. Public Comment from Jason Beck](#)
  - [11. Public Comment from Jill Helman](#)
  - [12. Public Comment from Roger Omae](#)
  - [13. Public Comment from Rosie Ochoa](#)
  - [14. Supplemental - Public Comment from Allison Keith, added 5-17-21](#)
  - [15. Supplemental - Public Comment from Mitsue Yokota, added 5-18-21](#)
  - [16. Supplemental - Public Comment from Audrey Cohen, added 5-18-21](#)
  - [17. Supplemental - Public Comment from Sean Rogers, added 5-18-21](#)

**Attending remotely to speak: Victoria Brill.**

**ACTION:** Motion by Commissioner Hoffman and seconded by Vice Chair Rice to adopt the resolution, as presented, approving CUP 21-1 to allow a Massage Therapy Business (Structural Integration Practitioner) within an existing building at 727 2nd Street, Suite 206 (South Bay Structural Integration), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

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

**Absent:** 0

9. [REPORT 21-0287](#) CON 21-1 Conditional Use Permit and Precise Development Plan 21-1 a request for a Conditional Use Permit and Precise Development Plan to allow the construction of a 2-unit detached condominium project on property located at 947 7th Street and a determination the project is categorically exempt from the California Environmental Quality Act.

- Attachments:** [1. Resolution No. 21-XX](#)  
[2. Site Photographs](#)  
[3. Applicant Submittal \(Application, Plans, Survey, Draft CC&Rs\)](#)  
[4. 2017 Approved Plans](#)  
[5. PC Resolution No. 17-8](#)  
[6. CC Resolution 18-7115](#)  
[7. Recorded Final Parcel Map](#)  
[8. Radius Map](#)  
[9. Poster Verification](#)

Attending remotely to speak: Kent McKeown, Chuck Maples, and Stacy Straus.

**ACTION:** Motion by Vice Chair Rice and seconded by Commissioner Hoffman to adopt the resolution, as presented, approving Conditional Use Permit (CUP) and Precise Development Plan (PDP) Case No. 21-1 for a two-unit detached condominium project, subject to conditions, on property located at 947 7th Street, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

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

**Absent:** 0

### **Section III**

#### **HEARING**

10. [REPORT](#)  
[21-0286](#) S-4 #40 A request for a Mural Determination for an existing 270 square foot painted display on the easterly wall of an existing commercial building located at 25 22nd Street (Martha's Hermosa Beach), and determine that the project is exempt from the California Environmental Quality Act.

- Attachments:** [1. Resolution No. 21-XX](#)  
[2. Site Photographs](#)  
[3. Notice Poster Verification](#)

Attending remotely to speak: Kevin Barry.

**ACTION:** Motion by Commissioner Izant and seconded by Commissioner Hoffman to approve and determine that the display is a mural, subject to staff bringing back a resolution on the Consent Calendar for the June 15, 2021 meeting. The motion carried by the following vote:

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

**Absent:** 0

### **Section IV**

## 11. Staff Items

- a. [REPORT 21-0302](#) Initiation of amendments to Section 17.08.020 of the Zoning Ordinance regarding Home Occupations (home-based businesses) in residential zones.

**Attachments:** [Hermosa Beach Municipal Code Section 17.08.020](#)  
[Correspondence from Don DeMaderios dated March 24, 2021](#)

**ACTION:** Motion by Commissioner Hoffman and seconded by Chair Saemann to set a Public Hearing on June 15, 2021 to consider a Text Amendment for the Planning Commission to recommend to the City Council deletion of Section 17.08.020.D14 regarding "Home Occupations" (home-based businesses). The motion carried by the following vote:

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

**Absent:** 0

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

- d. [REPORT 21-0254](#) June 15, 2021 Planning Commission Tentative Future Agenda Items

**Attachments:** [Planning Commission June 15, 2021 Tentative Future Agenda](#)

Chair Saemann received and filed the June 15, 2021 tentative future agenda.

- e. [REPORT 21-0255](#) Rotation of Planning Commission Chair and Vice Chair

The rotation to Chair Rice and Vice Chair Pedersen was agreed to occur from June 2021 through February 2022.

## 12. Commissioner Items

## 13. Adjournment

**ACTION:** Motion by Vice Chair Rice and seconded by Chair Saemann to adjourn the meeting. The motion carried by a unanimous vote. The meeting was adjourned at 8:00 PM.