



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Action Minutes - Draft

Planning Commission

Chair
Marie Rice

Vice Chair
David Pedersen

Commissioners
Stephen Izant
Peter Hoffman
Rob Saemann

Tuesday, June 15, 2021

6:00 PM

Council Chambers (Virtually)

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.

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

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

Absent: 0

All Planning Commissioners attended remotely.

Also Present Remotely: Ken Robertson, Community Development Director
Patrick Donegan, Assistant City Attorney
Christy Teague, Senior Planner
Yuritzzy Randle, Assistant Planner
Melanie Emas, Assistant Planner

- 4. Oral / Written Communications**

Attending remotely to speak: Kathy Knoll.

Section I

CONSENT CALENDAR

5. [REPORT](#) Approval of the May 18, 2021 Planning Commission Action Minutes
[21-0357](#)

Attachments: [May 18, 2021 Planning Commission action minutes](#)

ACTION: Motion by Commissioner Izant and seconded by Commissioner Saemann to approve the May 18, 2021 action minutes, with corrections to the references to Chair and Vice Chair in the vote counts. The motion carried by the following vote:

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

Absent: 0

6. [REPORT](#) Resolution of approval determining an existing 270 square foot painted
[21-0359](#) 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. Approval Resolution](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Izant to adopt the resolution determining an existing 270 square foot painted display on the easterly wall of an existing commercial building located at 25 22nd Street. The motion carried by the following vote:

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

Absent: 0

Section II

PUBLIC HEARING

7. [REPORT](#) Information Only: Public Hearing Notices and Project Zoning Maps
[21-0360](#)

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

8. [REPORT](#) Conditional Use Permit CON 20-4 and Precise Development Plan PDP
[21-0352](#) 20- 8 Amendment a request to remodel and construct a 619 square foot addition to one of the two attached condominiums, located at 160 Lyndon Street and determination that the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Proposed Resolution](#)
[2. Site Photographs](#)
[3. Applicant Submittal](#)
[4. Alternative Driveway Design](#)
[5. CC Resolution No. 78-4236](#)
[6. Recorded Parcel No.10787](#)
[7. Radius Map](#)
[8. Poster Verification](#)

Attending remotely to speak: Stacy Straus, Luc Imbrechts, Debbie Imbrechts, George Konstantouros, Tina Konstantouros, and Rosa Velasquez.

ACTION: Motion by Commissioner Izant and seconded by Commissioner Pedersen to continue the public hearing to a date uncertain. The motion carried by the following vote:

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

Absent: 0

9. [REPORT](#)
[21-0362](#) CUP 20-2 -Conditional Use Permit request to construct and operate an unmanned wireless telecommunications facility (Verizon Wireless) at 2629 Manhattan Avenue, and to determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Draft Resolution](#)
[2. Location/Radius Map](#)
[3. Project Plans and Photo Simulation](#)
[4. Alternative Design Analysis](#)
[5. Radio Frequency Exposure Report](#)
[6. Propagation Map](#)
[7. Existing Wireless Facilities](#)
[8. Poster Verification](#)
[9. Supplemental - eComment from Kedem HarShalom, added 6-15-21](#)

Chair Rice recused herself.

Attending remotely to speak: Lisa Desmond, William Desmond, and Kedem HarShalom.

ACTION: Motion by Commissioner Izant and seconded by Commissioner Saemann to adopt the resolution approving the Conditional Use Permit 20-2 to construct and operate an unmanned wireless telecommunications facility (Verizon Wireless) at 2629 Manhattan Avenue, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA), with aesthetic enhancements to be worked out with staff. The motion carried by the following vote:

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

No: 1 - Vice Chair Pedersen

Absent: 0

Recused: 1 - Chair Rice

This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code*, or may be appealed to the City Council by any party if filed by July 6, 2021.

10. [REPORT 21-0367](#) TA 21-1 Consideration of amendments to Section 17.08.020 of the Zoning Ordinance regarding Home Occupations (home-based businesses) in residential zones and determination that the project is categorically exempt from the California Environmental Quality Act.

Attachments: [1. Resolution and Ordinance](#)
[2. Link to May 18, 2021 Planning Commission Meeting](#)
[3. Hermosa Beach Municipal Code Section 17.08.020](#)
[4. Supplemental - eComment from Frederick Nichols, added 6-15-21](#)

Attending remotely to speak: Jon Davis, Laura Pena, and Don DeMaderios.

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Izant to adopt the resolution to recommend to the City Council deletion of Section 17.08.020.D14 regarding "Home Occupations" (home-based businesses), and determine that the project is categorically exempt from the California Environmental Quality Act.

The motion carried by the following vote:

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

Absent: 0

Section III

11. Staff Items

- a. [REPORT 21-0368](#) Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional 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, updated 6-15-21](#)
[6. Police DUI Report](#)
[7. LA County Fire Inspection Report](#)
[8. Code Enforcement Data for this period](#)
[9. Code Enforcement Data for last period](#)
[10. Supplemental - eComment from Mark Bolour, added 6-15-21](#)

ACTION: Motion by Vice Chair Pedersen and seconded by Commissioner Hoffman to receive and file the November 1, 2020 to April 30, 2021 report. The motion carried by the following vote:

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

Absent: 0

b. Verbal report on City Council actions

c. Verbal status report on major Planning projects

- d.** [REPORT 21-0358](#) June 30, 2021 and July 20, 2021 Planning Commission Tentative Future Agenda Items

- Attachments:** [1. Planning Commission June 30, 2021 Tentative Future Agenda](#)
[2. Planning Commission July 20, 2021 Tentative Future Agenda](#)

ACTION: Motion by Commissioner Izant and seconded by Commissioner Saemann to receive and file the June 30, 2021 and July 20, 2021 tentative future agendas. The motion carried by the following vote:

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

Absent: 0

12. Commissioner Items

13. Adjournment

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Izant to adjourn to the special June 30, 2021 meeting. The meeting was adjourned at 9:21 PM. The motion carried by the following vote:

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

Absent: 0

***Chapter 2.52, Section 2.52.040 of the Municipal Code provides for Council review and reconsideration of any decision of the Planning Commission by two affirmative votes at the next regularly scheduled City Council meeting. In the event the Council initiates a review, the review will be placed on a future agenda of City Council within a reasonable time period, and the Commission's decision is stayed pending Council's review and final decision.**

DRAFT