



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Action Minutes - Final

Planning Commission

Chair

David Pedersen

Vice Chair

Peter Hoffman

Commissioners

Michael Flaherty

Rob Saemann

Marie Rice

Tuesday, August 20, 2019

7:00 PM

Council Chambers

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

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

Absent: 0

Also Present: Ken Robertson, Community Development Director
Patrick Donegan, Assistant City Attorney
Nicole Ellis, Associate Planner
Kathy Khang, Assistant Planner

4. Oral / Written Communications

Coming forward to speak: Tony Higgins and Jim Hamilton.

5. [19-0541](#) Information Only: Public Hearing Notices and Projects Zoning Map

Attachments: [1. Easy Reader Notices](#)
[2. Public Hearing Notification Radius Maps](#)
[3. Projects Zoning Map](#)
[4. SUPPLEMENTAL eComment from Frank Patton \(submitted 08-17-19 at 10:50am\).pdf](#)
[5. SUPPLEMENTAL eComment from Tony Higgins \(submitted 08-20-19 at 3:14pm\).pdf](#)

Section I

CONSENT CALENDAR

- 6. [REPORT](#) Approval of the July 16, 2019 Planning Commission Action Minutes
[19-0540](#)

Attachments: [Action Sheet 7-16-19.pdf](#)

Action: Motion by Commissioner Rice and seconded by Commissioner Hoffman to approve the July 16, 2019 action minutes.

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

Absent: 0

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

Section II

HEARING

- 8. [REPORT](#) SIGN REVIEW - S4 #38 Determination on whether a proposed 616 square
[19-0524](#) foot display on the west wall of the building at 22 Pier Avenue is a mural, and determination that the proposed display is not a project under the California Environmental Quality Act.

Attachments: [1. Proposed Resolution](#)
[2. Applicant Submittal](#)
[3. Notice Poster Verification.pdf](#)

Commissioners Flaherty and Vice Chair Hoffman recused themselves as they serve on the Hermosa Mural Committee.

Coming forward to speak: Steve Izant and George Schmeltzer

Action: Motion by Commissioner Saemann and seconded by Commissioner Rice to approve the mural at 22 Pier Avenue. The motion carried by the following vote.

Aye: 3 - Commissioner Rice, Commissioner Saemann, and Chair Pedersen

Absent: 0

Recused: 2 - Commissioner Flaherty, and Vice Chair Hoffman

Section III

PUBLIC HEARING

- 9. [REPORT](#) PDP 19-2 and PARK 19-2 -- Precise Development Plan and Parking Plan
[19-0535](#) to allow a six-unit motel project by constructing a new three-story, detached

2,744 square foot commercial building containing five units, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to an additional unit and a Parking Plan to allow the 6-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 2 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th Street; and adoption of a Mitigated Negative Declaration.

- Attachments:**
- 1. [Applicant Letter.pdf](#)
 - 2. [Exhibit of Site Parking and Vehicle Access Constraints.pdf](#)
 - 3. [Link to the June 18, 2019 Staff Report and Attachments including plans](#)
 - 4. [Draft Resolution of Approval for Proposed Precise Development Plan.pdf](#)
 - 5. [Draft Resolution of Approval for Proposed Parking Plan.pdf](#)
 - 6. [Draft Denial Resolution for Proposed PDP and Parking Plan.pdf](#)
 - 7. [PC Reso 18-23 Denying Prior 70 10th Street Project.pdf](#)
 - 8. [Public Notification 500 Foot Radius Map.pdf](#)
 - 9. [Public Notification Legal Posters.pdf](#)
 - 10. [Public Comment Letter- Carol James.pdf](#)
 - 11. [SUPPLEMENTAL Letters from Mary and Bill Peddle \(submitted 08-15-19 and 08-16-19\).pdf](#)
 - 12. [SUPPLEMENTAL eComment from Dennis Toomey \(submitted 08-20-19 at 6:26pm\).pdf](#)
 - 13. [SUPPLEMENTAL eComment from Charles Shehadi \(submitted 08-20-19 at 3:27pm\).pdf](#)
 - 14. [SUPPLEMENTAL eComment from Scott Hayes \(submitted 08-20-19 at 3:51pm\).pdf](#)
 - 15. [SUPPLEMENTAL Presentation \(added 8-20-19 at 5:30pm\).pptx](#)

Coming forward to speak: Dean Thomas and Cindy Thorin, Albro Lundy, Dan Jensen, Walter Franco, Sandra Franco, Jonathan Webb, Carol James, Chris Wachter, Daniel Simon.

Action: Motion by Commissioner Rice and seconded by Commissioner Flaherty to deny the Precise Development Plan and Parking Plan at 70 10th Street. The motion carried by the following vote:

Aye: 4 - Commissioner Flaherty, Commissioner Rice, Commissioner Saemann, and Chair Pedersen

No: 1 - Vice Chair Hoffman

Absent: 0

10. [REPORT 19-0539](#) CUP 18-9 and PARK 19-4- Conditional Use Permit and Parking Plan Amendment request for a gymnasium/health and fitness center, limited (assembly hall) at 307 Pacific Coast Highway (Game Ready Performance), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Proposed Approval Resolution for CUP](#)
 - [2. Proposed Approval Resolution for PARK Parking Plan](#)
 - [3. Applicant Submittal and Business Narrative, Site Photos and Plans](#)
 - [4. Zoning Map and Aerial Photo](#)
 - [5. Legal Poster and Radius Map](#)
 - [6. Planning Commission Minutes, Report and Request Letter 11-18-97](#)
 - [7. Planning Commission Resolution 93-52](#)
 - [8. Letter from Carol Vernon and Dwight Glasscock dated 8-13-19](#)
 - [9. SUPPLEMENTAL 17 Letters \(added 8-19-19 at 6pm\).pdf](#)
 - [10. SUPPLEMENTAL eComment from Cameron Paulson \(submitted 8-19-19 at 10:52pm\).pdf](#)
 - [11. SUPPLEMENTAL Timeline submitted by Community Development \(added 8-20-19 at 4pm\).pdf](#)
 - [12. SUPPLEMENTAL Instagram posts submitted by Community Development \(added 8-20-19 at 4pm\).pdf](#)
 - [13. SUPPLEMENTAL eComment from Giovanni Partida \(submitted 8-20-19 at 12:48pm\).pdf](#)

Coming forward to speak: Kenya Parham, Jackie Guerra, Ben James, Dwight Glasscock, Carol Vernon, Egan Forino, Marylou Packett, Heather Ijams, Matthew Ritchey, and Cameron Paulson.

Action: Motion by Commissioner Saemann and seconded by Commissioner Flaherty to approve the Conditional Use Permit and Parking Plan Amendment at 307 Pacific Coast Hwy. The motion carried by the following vote:

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

Absent: 0

- 11.** [REPORT](#) A-14#63- Planning Commission consideration of a small lot exception to
[19-0542](#) open space and lot coverage requirements otherwise required in the
Single-Family Residential (R-1) zone for a new single-family residence at
3411 The Strand, and determination that the project is categorically exempt
from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Proposed Resolution](#)
 - [2. Site Photographs](#)
 - [3. Project Plans](#)
 - [4. Applicant's Living Area Square Footages in the Immediate Neighborhood Exhibit](#)
 - [5. Applicant's Discussion of Small Lot Considerations](#)
 - [6. Public Notice Posters](#)
 - [7. Radius Map](#)
 - [8. SUPPLEMENTAL eComment from Jim Hamilton \(submitted 8-20-19 at 4:43pm\).pdf](#)

Coming forward to speak: Brandon Straus, Louie Tomaro, and Frank Palusi.

Action: Motion by Commissioner Saemann and seconded by Commissioner Hoffman to approve the small lot exceptions at 3411 The Strand with an amendment to remove section 5 of the resolution. The motion carried by the following vote:

Aye: 4 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, and Commissioner Saemann

No: 1 - Chair Pedersen

Absent: 0

- 12.** [REPORT](#)
 [19-0523](#) CUP 19-3- Conditional Use Permit Amendment request to modify an existing non-conforming rooftop wireless telecommunication facility by removing and relocating antennas within new screening boxes below the existing building height and upgrading equipment (AT&T Mobility) at 2447 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA). (continued from the July 16, 2019 meeting)

Attachments: [1. Applicant Letter \(Pausing Shot Clock\).pdf](#)
 [2. Public Notification Radius and Notice Posters](#)

Coming forward to speak: None

The Planning Commission consensus was to continue subject requests to the October 15, 2019 Planning Commission public hearing as requested by the applicant.

Section IV

13. Staff Items

- a.** [REPORT](#)
 [19-0536](#) Potential Municipal Code text amendment to the M-1 Light Manufacturing Zone to consider allowing Cypress District businesses to host openings or events to showcase and offer products for sale on a limited basis.

- Attachments:**
- 1. [Link to 7-23-19 City Council Meeting \(p. 9 of Agenda\)](#)
 - 2. [Excerpt of Zoning Code Chapter 17.28 M-1 Light Manufacturing Zone](#)
 - 3. [Excerpt of Zoning Code Chapter 17.42.150 Temporary Minor Special Event Permit](#)
 - 4. [Letter from Mike Collins dated July 2, 2019](#)
 - 5. [Article Artists Ask Hermosa Beach for Zoning Modifications in Cypress District by Michael Hixon printed in The Beach Reporter on July 24, 2019](#)
 - 6. [Email received from Gary Clark dated July 25, 2019](#)
 - 7. [SUPPLEMENTAL Letter #1 from Jed Sanford \(submitted 8-20-19 at 3:45pm\).pdf](#)
 - 8. [SUPPLEMENTAL Letter #2 from Jed Sanford \(submitted 8-20-19 at 3:45pm\).pdf](#)

Coming forward to speak: Sheryl Main, Kevin Souza, Kevin Yamada,

The Planning Commission consensus was to direct staff to further analyze the M1 Zone, engage in public outreach, and to hold a study session.

- b. [19-0544](#) Verbal Report on City Council Actions
- c. [19-0545](#) Verbal Status Report on Major Planning Projects
- d. [REPORT 19-0543](#) September 17, 2019 Planning Commission Tentative Future Agenda Items

- Attachments:**
- 1. [Planning Commission September 17, 2019 Tentative Future Agenda](#)

The Planning Commission consensus was to receive and file the September 17, 2019 tentative future agenda.

14. Commissioner Items

Commissioner Flaherty requested to schedule an agenda item to discuss historic resources and the Commission agreed.

15. Adjournment

The meeting was adjourned at 12:11 am by Chair Pedersen. The next scheduled meeting of the Planning Commission meeting is September 17, 2019.