



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Action Minutes - Final

### Planning Commission

*Chair*

*Peter Hoffman*

*Vice Chair*

*Michael Flaherty*

*Commissioners*

*Rob Saemann*

*Marie Rice*

*David Pedersen*

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Tuesday, January 21, 2020

7:00 PM

Council Chambers

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**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

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

**Absent:** 0

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

**4. Oral / Written Communications**

**Section I**

**CONSENT CALENDAR**

- 5. [REPORT](#)** Approval of the December 9, 2019 Planning Commission Action Minutes  
**[20-0031](#)**

**Attachments:** [December 9, 2019 Planning Commission action minutes](#)

**ACTION:** Motion by Commissioner Rice and seconded by Commissioner Pedersen to approve the December 9, 2019 action minutes as presented. The motion carried by a unanimous vote.

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

7. [REPORT](#)  
[20-0032](#) Information Only: Public Hearing Notices and Project Zoning Maps

**Attachments:** [1. Public Notices](#)  
[2. Project Zoning Maps](#)  
[3. Supplemental - Email Clarifying Public Notice Mailer, added 1-21-20, 3:30pm](#)

The public notice mailers for agenda items number 8, 9, and 10, while identifying the correct hearing date, indicated "Thursday, January 21, 2020" rather than "Tuesday, January 21, 2020." The other forms of public notice (legal ad and public notice posters) indicated the correct day and date.

**ACTION:** Motion by Commissioner Rice and seconded by Commissioner Pedersen to continue all 3 items due to the mistake in the public notice mailers. The motion failed by the following vote:

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

**No:** 3 - Vice Chair Flaherty, Chair Hoffman, and Commissioner Saemann

**Absent:** 0

## **Section II**

### **PUBLIC HEARING**

8. [REPORT](#)  
[20-0026](#) CUP 19-9 & PARK 19-8- Conditional Use Permit and Parking Plan amendment request to provide on-site sale, service and consumption of beer and wine indoors only, Friday and Saturday 6:00 a.m. to 11:00 p.m. and Sunday through Thursday, 6:00 a.m. to 10:00 p.m. at an existing hotel (Hotel Hermosa) located at 2515 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Attachments:** [1. Proposed CUP Approval Resolution](#)  
[2. Proposed Parking Plan Approval Resolution](#)  
[3. Link to December 9, 2019 Planning Commission Agenda \(Item 6.a. Page 3\)](#)  
[4. December 9, 2019 PC Action Sheet .pdf](#)  
[5. Link to November 19, 2019 Planning Commission Agenda \(Item 11. Pages 4-5\)](#)  
[6. November 19, 2019 PC Action Minutes .pdf](#)  
[7. P.C. Resolution 16-16 \(Existing Parking Plan Resolution\).pdf](#)  
[8. Radius Map.pdf](#)  
[9. Poster Verification.pdf](#)  
[10. All Public Comment Letters and Photos](#)  
[11. Supplemental - Email from Janice Brittain, added 1-21-20, 5:00pm](#)

Commissioner Saemann recused himself.

Coming forward to speak: Interim Police Chief Michael McCrary, Jennifer Oden, Lieutenant Landon Phillips, Rocky Rockefeller, David Sherwood, Courtney Ryan, and Adam Marquis.

**ACTION:** Motion by Commissioner Flaherty and seconded by Commissioner Rice to adopt the resolution, as amended below, approving the Conditional Use Permit (CUP) request 19-9, in part, and Parking Plan Amendment 19-8 to allow on-site sale, service and consumption of beer and wine indoors only Sunday through Thursday 6:00 AM to 10:00 PM and Friday and Saturday 6:00 AM to 11:00 PM at an existing hotel (Hotel Hermosa), in conjunction with expanded food service for hotel guests, and denying the request for outdoor beer and wine sale, service and consumption; and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Conditional Use Permit**

1. Correct the typo in the third sentence of Section 10, Condition of Approval 10 to read "...the Chief of Police may..."

2. Update references to hotel guests as "verified and registered hotel guests"

The motion carried by the following vote, noting the recusal of Commissioner Saemann:

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

**Absent:** 0

**Recused:** 1 - Commissioner Saemann

9. [REPORT](#)  
[20-0003](#) CON 19-1, PDP 19-1, VTPM #80296 & S-21#31- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 80296 for a two-unit detached condominium project, and grade height determination along the south property line for purposes of locating underground garages eight inches into the south side yard setback, at 847 Bard Street and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Attachments:** [1. Proposed Resolution](#)  
[2. Site Photos](#)  
[3. Applicant Submittal- Plans](#)  
[4. South Elevation- Grade Lines and Garage Locations](#)  
[5. Soils Investigations and Survey](#)  
[6. Radius Map](#)  
[7. Poster Verification](#)  
[8. Supplemental - eComment Received 1-19-20, added 1-21-20, 3:30pm](#)

Chair Hoffman recused himself.

Coming forward to speak: Larry Peha, Thomas Welch, Kathy Welch, Christine Zuidema, Rick Knablem, and Christian Stutzman.

**ACTION:** Motion by Commissioner Saemann and seconded by Commissioner Pedersen to adopt the resolution, as presented, approving: 1. The Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 80296 for a two-unit detached condominium project at 847 Bard Street, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA); and 2. By Minute Order approve the request for use of alternative (existing) grade height elevations along the south property line for purposes of locating underground garages eight inches into the south side yard setback.

The motion carried by the following vote, noting the recusal of Chair Hoffman:

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

**Absent:** 0

**Recused:** 1 - Chair Hoffman

10. [REPORT](#)  
[20-0040](#) CUP 19-12 - Conditional Use Permit a request to operate a fitness studio (Lightning Fit) within a 1,298 square foot tenant spaces at 828 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA)

**Attachments:** [1. Draft Resolution](#)  
[2. Applicant's Business Narrative](#)  
[3. Zoning Map and Aerial Photo](#)  
[4. Legal Poster and Radius Map](#)  
[5. Project Plans](#)

Coming forward to speak: Colleen McNutt and Ansha Baker.

**ACTION:** Motion by Commissioner Pedersen and seconded by Commissioner Saemann to adopt the resolution, as presented, approving Conditional Use Permit Amendment 19-12, thereby approving the operation of a fitness studio (Lightning Fit) within a 1,298 square foot tenant space at 828 Hermosa Avenue, and determining that the project is categorically exempt from the California Environmental Quality Act (CEQA).

The motion carried by the following vote:

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

**Absent:** 0

11. [REPORT](#)  
[20-0034](#) TA 19-1 - Consideration of a Text Amendment that would add a Limited Events Permit option as an accessory use to businesses located in the City's Cypress District M-1 zone through a simple permitting process,

including standards and limitations; adopt definitions of "Artist Studio," "Architect Studio," and "Events, Limited;" amend the M-1 Light Manufacturing zone matrix to allow "Architect Studio" and "Events, Limited" as permitted uses; and determination that the project is categorically exempt from the California Environmental Quality Act.

**Attachments:** [1. Proposed Resolution and Ordinance](#)  
[2. Link to 7-23-19 City Council Meeting](#)  
[3. Link to 8-20-19 Planning Commission Meeting](#)  
[4. Link to 11-7-19 Planning Commission Study Session Meeting](#)  
[5. Link to 12-9-19 Planning Commission Meeting](#)  
[6. Public Notice Sent to Businesses and Property Owners](#)  
[7. City Council staff report and minutes for Consideration of Similar Use Provision for M-1 Zoned Property for Architect Studio dated August 8, 2000](#)  
[8. Email from Michael Collins dated January 12, 2020](#)

Chair Hoffman recused himself.

Coming forward to speak: Mike Collins

**ACTION:** Motion by Commissioner Rice and seconded by Commissioner Pedersen to adopt the resolution, with an amendment to the proposed ordinance as detailed below, approving recommending the City Council approve Text Amendment 19-1 to the Hermosa Beach Municipal Code, Chapter 17, to add a Limited Events permit option as an accessory use to businesses located in the City's Cypress District M-1 zone, including standards and limitations; adopt proposed definitions of "Artist Studio," "Architect Studio," and "Events, Limited;" amend the M-1 Light Manufacturing zone matrix to allow "Architect Studio" and "Events, Limited " as permitted uses, and determination that the project is categorically exempt from the California Environmental Quality Act.

Update item number 2 Section 3, C. Standards and Limitations:

2. Established maximum occupancy of the event shall not exceed the occupant load of the premises. The business must post a sign stating the maximum occupancy. The event shall be focused on the interior of the business and is not permitted to occur on City sidewalks or streets.

The Planning Commission requested that Ken Robertson convey to the City Council that the Planning Commission could not reach a consensus on the Limited Events frequency maximum, i.e. 2 per month maximum or 3 per month maximum.

The motion carried by the following vote, noting the recusal of Chair Hoffman:

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

**Absent:** 0

**Recused:** 1 - Chair Hoffman

**Section III****12. Staff Items**

- a. Verbal Report on City Council Actions
- b. Verbal Status Report on Major Planning Projects
- c. [REPORT](#) February 18, 2020 Planning Commission Tentative Future Agenda Items  
[20-0033](#)

**Attachments:** [Planning Commission February 18, 2020 Tentative Future Agenda](#)

The Planning Commission consensus was to receive and file the February 18, 2020 Tentative Future Agenda.

- d. [REPORT](#) March 2020 Planning Commission Meeting Date  
[20-0035](#)

The Planning Commission consensus was to reschedule the March meeting date to Monday, March 16, 2020.

**13. Commissioner Items****14. Adjournment**

A motion to adjourn was made by Commissioner Saemann and seconded by Commissioner Pedersen at 10:17 p.m. The next scheduled meeting of the Planning Commission is Tuesday, February 18, 2020.