



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Regular Meeting Agenda - Final Planning Commission

Tuesday, January 15, 2019

7:00 PM

Council Chambers

Note: No Smoking Is Allowed in The City Hall Council Chambers

THE PUBLIC COMMENT IS LIMITED TO THREE MINUTES PER SPEAKER

Planning Commission agendas and staff reports are available for review on the City's web site at www.hermosabch.org. Wireless access is available in the City Council Chambers for mobile devices:
Network ID: CHB-Guest, Password: chbguest

Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department during normal business hours from Monday through Thursday, 7:00 a.m. - 6:00 p.m. and on the City's website.

Final determinations of the Planning Commission may be appealed to the City Council within 10 days of the next regular City Council meeting date. If the 10th day falls on a Friday or City holiday, the appeal deadline is extended to the next City business day. Appeals shall be in written form and filed with the City Clerk's office, accompanied by an appeal fee. The City Clerk will set the appeal for public hearing before the City of Hermosa Beach City Council at the earliest date possible.

If you challenge any City of Hermosa Beach decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

To comply with the Americans with Disabilities Act (ADA) of 1990, Assistive Listening Devices will be available for check out at the meeting. If you need special assistance to participate in this meeting, please call or submit your request in writing to the Community Development Department at (310) 318-0242 at least 48 hours (two working days) prior to the meeting time to inform us of your needs and to determine if/how accommodation is feasible.

Submit your comments via eComment in three easy steps:

Note: Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information (i.e. phone numbers, addresses, etc) that you do not want to be published.

1. Go to the Agendas/Minutes/Video webpage and find the meeting you'd like to submit comments on. Click on the eComment button for your selected meeting.
2. Find the agenda item for which you would like to provide a comment. You can select a specific agenda item/project or provide general comments under the Oral/Written Communications item.
3. Sign in to your SpeakUp Hermosa Account or as a guest, enter your comment in the field provided, provide your name, and if applicable, attach files before submitting your comment.

eComments can be submitted as soon as the meeting materials are published, but will only be accepted until 12:00 pm on the date of the meeting to ensure Planning Commission and staff have the ability to review comments prior to the meeting.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Oral / Written Communications**

Section I**5. CONSENT CALENDAR**

[REPORT](#)
[19-0018](#)

Approval of the December 10, 2018 Planning Commission Action Minutes

Recommendation: To approve the Planning Commission action minutes of the December 10, 2018 regular meeting.

6. Resolution(s) for Consideration - None

THE RECOMMENDATIONS NOTED BELOW ARE FROM THE PLANNING STAFF AND ARE RECOMMENDATIONS ONLY. THE FINAL DECISION ON EACH ITEM RESTS WITH THE PLANNING COMMISSION. PLEASE DO NOT ASSUME THAT THE STAFF RECOMMENDATION WILL BE THE ACTION OF THE PLANNING COMMISSION.

[REPORT](#)
[19-0019](#)

Information Only: Project Zoning Map

Section II

PUBLIC HEARING - none**Section III****HEARING**

7. [REPORT](#)
 [19-0031](#) Lot Line Adjustment (LLA 18-1) between a vacant parcel at 701 Longfellow Avenue (APN: 4169-028-019) and the adjacent parcel to the east (APN: 4169-028-018); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Staff recommends that the Planning Commission:

1. Adopt the attached resolution approving the lot line adjustment between a vacant parcel at 701 Longfellow Avenue (APN: 4169-028-019) and the adjacent parcel to the east (APN: 4169-028-018) finding that the lot line adjustment conforms to the General Plan, Zoning Ordinance and Subdivision Map Act; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Section IV**8. Staff Items**

- a. [REPORT](#)
 [19-0020](#) Verbal Report on City Council Actions
- b. [REPORT](#)
 [19-0021](#) Verbal Status Report on Major Planning Projects
- c. [REPORT](#)
 [19-0029](#) February 19, 2019 Planning Commission Tentative Future Agenda Items
- Recommendation:** Staff recommends the Planning Commission receive and file the February 19, 2019 Planning Commission tentative future agenda items.
- d. [REPORT](#)
 [19-0022](#) Community Development Department Activity Report of November, 2018
- Recommendation:** To receive and file the November, 2018 Community Development Department activity report.

9. Commissioner Items**10. Adjournment**



Staff Report

Staff Report

REPORT 19-0018

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of January 15, 2019

Approval of the December 10, 2018 Planning Commission Action Minutes

Recommended Action:

To approve the Planning Commission action minutes of the December 10, 2018 regular meeting.

Attachment:

1. December 10, 2018 Planning Commission action minutes

Respectfully Submitted by: Gina Konrad, Administrative Assistant

Concur: Kim Chafin, Planning Manager

Approved: Ken Robertson, Community Development Director



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Action Minutes

Planning Commission

Chair
Marie Rice

Vice Chair
David Pedersen

Commissioners
Peter Hoffman
Michael Flaherty
Rob Saemann

Monday, December 10, 2018

7:00 PM

Council Chambers

1. Call to Order

Chairperson Rice called the meeting to order at 7:00pm.

2. Pledge of Allegiance

3. Roll Call

Present 5 - Chairperson Marie Rice, Vice Chair David Pedersen, Commissioner Michael Flaherty, Commissioner Peter Hoffman, and Commissioner Rob Saemann
Absent 0

Also Present: Ken Robertson, Community Development Director
Lauren Langer, Assistant City Attorney
Kim Chafin, Planning Manager
Nicole Ellis, Associate Planner
Kathy Khang, Assistant Planner

4. Oral / Written Communications

Coming forward to speak: Rick Lopez

Section I

CONSENT CALENDAR

5. [REPORT 18-0738](#) Approval of the November 20, 2018 Planning Commission Action Minutes

Attachments: [1. November 20, 2018 Planning Commission action minutes](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner

Pedersen to approve the Planning Commission action minutes of the November 20, 2018 regular meeting. The motion carried by a unanimous vote.

6. Resolution(s) for Consideration - None

[REPORT](#) [18-0735](#)

Information Only: Projects Zoning Map

Attachments: [1. Project Zoning Map](#)

Section II

PUBLIC HEARING

7. [REPORT](#) [18-0750](#)

CUP 18-5, PDP 18-12, PARK 18-3 -- Conditional Use Permit Amendment 18-5, Precise Development Plan 18-12, and Parking Plan Amendment 18-3 to allow a 7,415 gross square foot addition, remodel and parking lot modifications in conjunction with Our Lady of Guadalupe Catholic church and school to include two classrooms (music and science) and administrative and faculty space with no increase to student enrollment or faculty at an existing approximately 20,565 square foot building for a total of approximately 24,655 gross square feet located at 320 Massey Street; and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [Draft Resolution CUP 18-5 and PDP 18-12](#)
[Draft Resolution PARK 18-3](#)
[Planning Commission Resolution 11-8 \(current CUP and Parking Plan\)](#)
[Traffic and Parking Analysis dated October 2018](#)
[Project Plans](#)
[Applicant's 9-17-18 Letter of Justification for Requested Parking Plan](#)
[Site Photos - 320 Massey](#)
[Context Aerial - 320 Massey Street](#)
[Photos of Public Notice Posters - 320 Massey](#)
[Radius Map of Area for Mailed Public Hearing Notices](#)
[Supplemental to Planning Commission Meeting of 2018-12-10](#)
[Second Supplemental to Planning Commission Meeting of 2018-12-10](#)

Coming forward to speak: Liz Fleming
Rick Lopez
Bob Kidwell
Will Ford
Treva McCarthy
Fr. Paul Gaulowski
Jimi Hazen

Laura Diaz
M.N. McCarthy
Carlos Vega
Clint Creado
Thomas McCarthy
David Grethen
April Beuden

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Pedersen to adopt the attached resolutions approving Conditional Use Permit Amendment (CUP 18-5), Precise Development Plan (PDP 18-12) and Parking Plan Amendment (PARK 18-3) for an addition, remodel and parking lot modifications at Our Lady of Guadalupe Catholic church and school located at 320 Massey Street, subject to conditions, and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by a unanimous vote.

Section IV

8. Staff Items

- a. [REPORT](#)
[18-0736](#) Verbal Report on City Council Actions
- b. [REPORT](#)
[18-0737](#) Verbal Report on Major Planning Projects
- c. [REPORT](#)
[18-0748](#) January 15, 2018 Planning Commission Tentative Future Agenda Items

Attachments: [1. Planning Commission Tentative Agenda for 1-15-19.pdf](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Flaherty to receive and file the January 15, 2018 Planning Commission tentative future agenda items. The motion carried by a unanimous vote.

- d. [REPORT](#)
[18-0739](#) Community Development Department Activity Report of October, 2018

Attachments: [1. Community Development Department activity report of October, 2018](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Pedersen to receive and file the October, 2018 Community Development Department activity report. The motion carried by a unanimous vote.

9. Commissioner Items

- a. Discussion about donating mature trees that are being removed from properties.

10. Adjournment

ACTION: Motion by Commissioner Flaherty and seconded by Commissioner Saemann to adjourn to the next scheduled meeting of the Planning Commission on January 15, 2019. The motion carried by a unanimous vote and the meeting was adjourned at 9:26pm by Chairperson Rice.



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

REPORT 19-0019

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of January 15, 2019

Information Only: Project Zoning Map

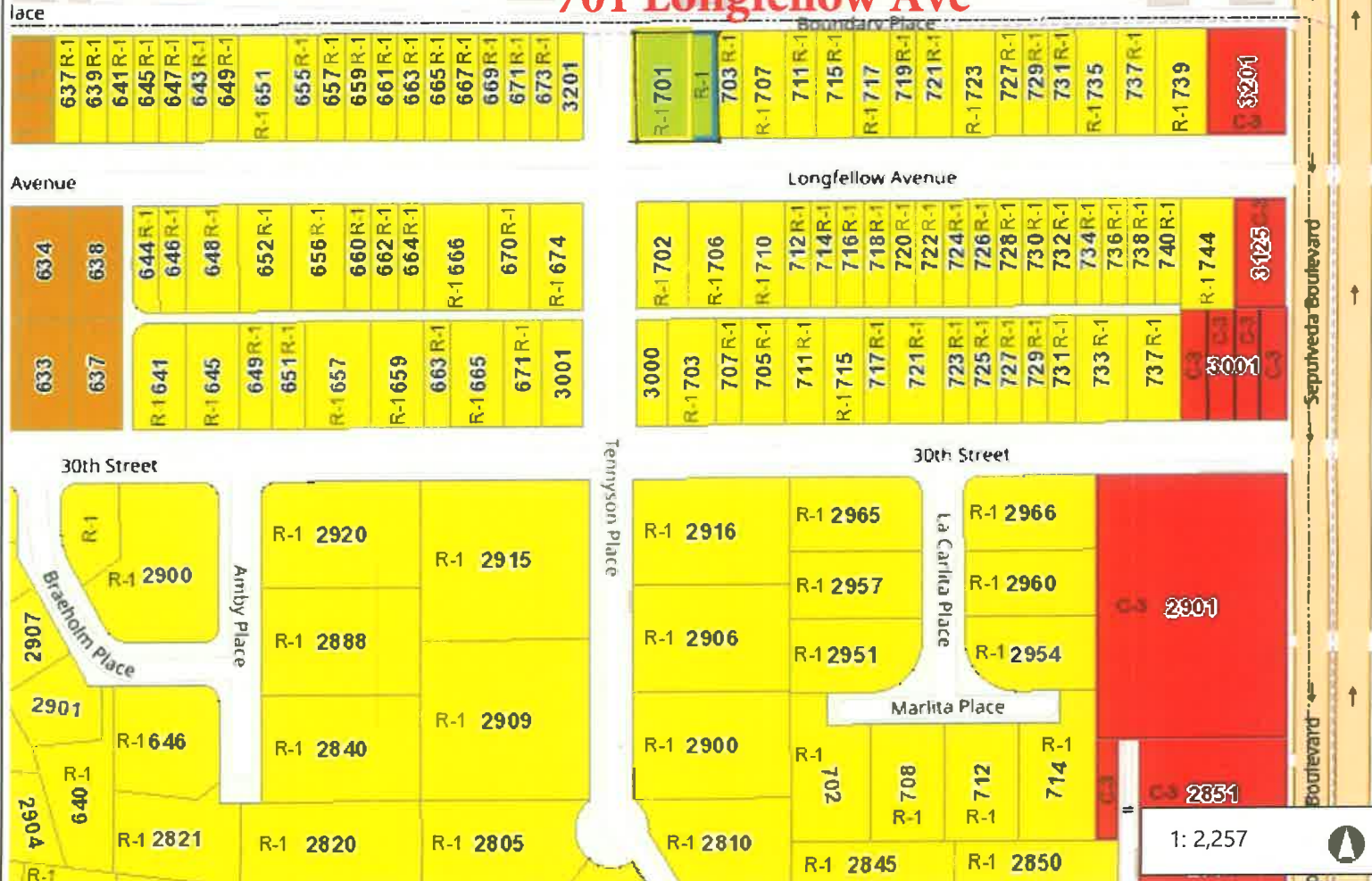
Attachments:

1. Project Zoning Map



Planning Commission Meeting, 1/15/19

Lot line Adjustment 701 Longfellow Ave



Legend

- ☐ City Boundary
- ☐ Parcels
- Zoning**
 - R-1 ONE FAMILY RESIDENTIAL
 - R-1A LIMITED ONE-FAMILY RESIDENTIAL
 - R-2 TWO-FAMILY RESIDENTIAL
 - R-2B LIMITED MULTIPLE FAMILY RESIDENTIAL
 - R-3 MULTIPLE FAMILY RESIDENTIAL
 - R-P RESIDENTIAL-PROFESSIONAL
 - RPD RESIDENTIAL PLANNED DEVELOPMENT
 - R-3PD MULTIPLE FAMILY PLANNED DEVELOPMENT
 - C-1 NEIGHBORHOOD COMMERCIAL
 - C-2 RESTRICTED COMMERCIAL
 - C-3 GENERAL COMMERCIAL
 - M-1 LIGHT MANUFACTURING
 - OS OPEN SPACE
 - OS-1 RESTRICTED OPEN SPACE
 - OS-2 RESTRICTED OPEN SPACE
 - OS-O OPEN SPACE OVERLAY
 - MHP MOBILE HOME PARK
 - SPA SPECIFIC PLAN AREA (RESIDENTIAL)
 - SPA SPECIFIC PLAN AREA (COMMERCIAL)

Notes

© City of Hermosa Beach

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© OpenStreetMap contributors

The map generated is for reference only. Data layers that appear on this map do not have survey grade accuracy but represent close approximation.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Staff Report

Staff Report

REPORT 19-0031

Honorable Chairman and Members of the Hermosa Beach Planning Commission Regular Meeting of January 15, 2019

Lot Line Adjustment (LLA 18-1) between a vacant parcel at 701 Longfellow Avenue (APN: 4169-028-019) and the adjacent parcel to the east (APN: 4169-028-018); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant/Owner: Donald A. Dieser
5155 West Rosecrans #238
Hawthorne, CA 90250

Recommended Action:

Staff recommends that the Planning Commission:

1. Adopt the attached resolution approving the lot line adjustment between a vacant parcel at 701 Longfellow Avenue (APN: 4169-028-019) and the adjacent parcel to the east (APN: 4169-028-018) finding that the lot line adjustment conforms to the General Plan, Zoning Ordinance and Subdivision Map Act; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Executive Summary:

The request is to move the property line between the two vacant parcels to the west in order to enlarge the east property to facilitate development of single-family residences on each parcel.

Background:

The subject parcels are located in the northeast area of the city at the northeast corner of Longfellow Avenue and Tennyson Place. The applicant owns both parcels which are zoned single-family residential (R-1) with a General Plan Land Use designation of Low Density Residential. A demolition permit was issued on November 26, 2018, and all structures were demolished making both parcels vacant. Both parcels front on Longfellow Avenue with alley access available from Boundary Place.

Analysis:

A lot line adjustment is the process under the State Subdivision Map Act that is used to change property lines of existing parcels. The process can be used to do a number of things, such as: combine up to four (4) adjacent parcels into one (1) parcel, alter the boundary between up to four (4) parcels, or reconfigure the shapes of up to four (4) parcels.

701 Longfellow Avenue is a corner parcel and currently measures 50 feet wide by 100 feet deep and is approximately 5,000 square feet in lot area. The parcel complies with Hermosa Beach Municipal

Staff Report

REPORT 19-0031

Code (HBMC) Section 17.08.030.I. requiring a minimum 4,000 square foot lot area in the R-1 zone. The adjacent parcel to the east (APN: 4169-028-018) is substandard in lot size (2,500 square feet) and currently measures 25 feet wide by 100 feet deep.

LOT AREA AND PROPERTY LINE DIMENSIONS

	Existing	Proposed
701 Longfellow Avenue (APN: 4169-028-019)	5,000 S.F. (50' x 100')	4,000 S.F. (40' x 100')
Adjacent parcel to the east (APN: 4169-028-018)	2,500 S.F. (25' x 100')	3,500 S.F. (35' x 100')

The request to move the property line 10 feet to the west will transfer approximately 1,000 square feet in lot area from the parcel at 701 Longfellow Avenue to the adjacent parcel to the east. 701 Longfellow Avenue will then measure 40 feet wide by 100 feet deep totaling approximately 4,000 square feet in lot area and will remain compliant with the R-1 zone 4,000 square foot minimum lot area. The adjacent parcel to the east (APN: 4169-028-018) will then measure 35 feet wide by 100 feet deep totaling approximately 3,500 square feet in lot area. While this parcel will remain substandard to the R-1 zone 4,000 square foot minimum lot area, it will come closer to conforming and will facilitate wider side yard setbacks, greater maneuvering area for vehicles, and the opportunity for more open space.

Findings:

Pursuant to the state Subdivision Map Act (California Government Code Section 66412(d)), a tentative map, parcel map, or final map shall not be required as a condition to the approval of a lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the City.

The City must limit its review and approval to a determination of whether the parcels resulting from the adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. Conditions and exactions placed on approval must be limited to those necessary to comply with the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. In addition, the City cannot require a record of survey for a lot line adjustment unless otherwise required by law.

General Plan Consistency:

The site is located within the General Plan Density Residential Land Use area, the purpose of which is to provide for the retention, maintenance, and investment in single-family residential neighborhoods. Attached or detached single-family dwellings are appropriate land uses. The density range is 2 - 13 dwelling units per acre. The site is located within the General Plan Hermosa View

Staff Report

REPORT 19-0031

Neighborhood Character Area, and the future vision is to preserve the low-density residential pattern through the retention of larger lot sizes, building orientation towards the street, and wider setbacks that provide room for parkways and sidewalks.

The proposed lot line adjustment is consistent with the General Plan as two low density single-family parcels will be maintained with appropriate density ranges of 10.89 and 12.45 dwelling units per acre respectively for the parcels. Future development will be required to comply with the R-1 development standards and other relevant provisions of the Hermosa Beach Municipal Code.

California Environmental Quality Act:

The project is Categorically Exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15305, Class 5, minor lot line adjustments not resulting in the creation of any new parcel or change of use or density in areas with an average slope of less than 20 percent. The project will preserve two existing vacant parcels and no new parcels will be created and the average slope of the project area is 3% from north to south and 10.15% from east to west and is therefore Categorically Exempt from CEQA.

Summary

Staff recommends the Planning Commission approve the requested lot line adjustment between vacant parcel at 701 Longfellow Avenue (APN: 4169-028-019) and the adjacent parcel to the east (APN: 4169-028-018) finding that the lot line adjustment conforms to the General Plan, Zoning Ordinance and Subdivision Map Act; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Respectfully Submitted by: Nicole Ellis, Associate Planner

Concur: Kim Chafin, Planning Manager

Approved: Ken Robertson, Community Development Director

Attachments:

1. Proposed Resolution
2. Zoning Map and Aerial Photo
3. Site Photos and Public Notice Posters
4. Assessor Map
5. Applicant Submittal Including Lot Exhibits

P.C. RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A LOT LINE ADJUSTMENT BETWEEN TWO VACANT PARCELS AT 701 LONGFELLOW AVENUE (APN: 4169-028-019) AND THE ADJACENT PARCEL TO THE EAST (APN: 4169-028-018); AND DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application for a lot line adjustment (LLA 18-1) was filed by the property owner of both parcels, Donald A. Dieser, requesting to adjust the lot lines between two parcels, 701 Longfellow Avenue (APN: 4169-028-019) and the adjacent parcel to the east (APN: 4169-028-018), as shown in Exhibit A1 and A2 and shown in the diagram in Exhibit B1 and B2.

Section 2. The Planning Commission considered the staff report, testimony and evidence, both written and oral, presented to the Commission.

Section 3. The project is Categorically Exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15305, Class 5, minor lot line adjustments not resulting in the creation of any new parcel or change or use or density in areas with an average slope of less than 20 percent. The project will preserve two existing vacant parcels and no new parcels will be created and the average slope of the project area is 3% from north to south and 10.15% from east to west and is therefore Categorically Exempt from CEQA.

Section 4. Based on the foregoing, the Planning Commission makes the following findings:

1. The lot line between parcels will be adjusted ten feet to the west. The lot line adjustment will transfer approximately 1,000 square feet in lot area from 701 Longfellow Avenue (APN: 4169-028-019) to the adjacent parcel to the east (APN: 4169-028-018).
2. 701 Longfellow Avenue (APN: 4169-028-019) will measure 40 feet wide by 100 feet deep and will be approximately 4,000 square feet in size and will be consistent with the R-1 4,000 square foot minimum lot are standard.
3. The adjacent parcel to the east (APN: 4169-028-018) will measure 35 feet wide by 100 feet deep totaling approximately 3,500 square feet in lot area. The parcel will remain substandard to the R-1 zone 4,000 square foot minimum lot area but will come closer to conforming.
4. Pursuant to Subdivision Map Act (California Government Code Section 66412(d)) the resulting vacant parcels are consistent with the General Plan Low Density Residential land use designation and the Single-Family residential (R-1) zone.

5. Project conditions are limited to those permitted under Section 66412 of the Government Code.
6. A greater number of parcels will not be created by the lot line adjustment.

Section 5. Based on the foregoing, the Planning Commission **hereby approves Lot Line Adjustment 18-1**, as described in the proposed legal descriptions attached hereto as Exhibit A1 and A2 and shown in the diagram in Exhibit B1 and B2, subject to the following **Conditions of Approval**:

1. A preliminary title report, current within six months of the date of Planning Commission approval, encompassing Parcel 4169-028-19 Lot 24 and the westerly twenty (20) feet of Lot 23, of the Southern California Convention Hall and Marine View Park Tract and Parcel 4169-028-18 Lots 22 and 23 of the Southern California Convention Hall and Marine View Park Tract, shall accompany the proposed legal descriptions reflecting that easements, if any, are located, relocated or granted to facilitate the provision of utilities to both parcels. Prior to recordation of the Certificate of Compliance, any utilities that would be interrupted by the lot line adjustment shall be relocated to facilitate the provision of utilities to both parcels to the satisfaction of the City.
2. Prepayment of all taxes as required California Government Code Section 66412 and any fees required by the City shall be evidenced prior to recordation of the Certificate of Compliance.
3. A Certificate of Compliance and legal descriptions in a form approved by the City and compliant with the Subdivision Map Act shall be submitted consistent with the plans approved by the Planning Commission, approved by the Community Development Director and City Attorney, and recorded with the Office of the Los Angeles County Recorder and evidence of recording shall be submitted to the Community Development Department within one (1) year of this approval.
4. Quit claim deeds shall be concurrently recorded to conform parcel boundaries to those approved by the City under this lot line adjustment.

Section 6. Each of the above conditions is separately enforceable and, if one of the conditions is found unenforceable by a court of law, all other conditions shall remain valid and enforceable.

The Permittee shall defend, indemnify and hold harmless the City of Hermosa Beach and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this Lot Line Adjustment. The City shall promptly notify the Permittee of any claim, action or proceeding and the City shall fully cooperate in the defense. If the City fails to promptly notify the Permittee of any claim, action or proceeding, or the City fails to cooperate fully in the defense, the Permittee shall not

thereafter be responsible to defend, indemnify or hold harmless the City.

The Permittee shall reimburse the City for any court and attorney's fees that the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the Permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action but such participation shall not relieve the Permittee of any obligation under this Lot Line Adjustment.

Section 7. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 19-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of January 15, 2019.

Marie Rice, Chairperson

Ken Robertson, Secretary

Date

Zoning Map and Aerial Photo



ZONING DESIGNATIONS

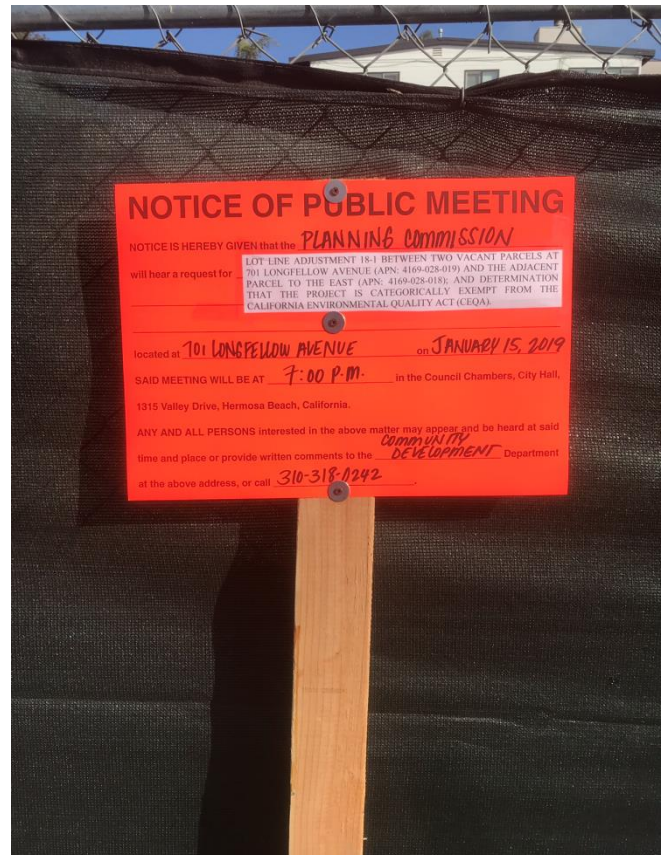
- R-1 ONE FAMILY RESIDENTIAL
- R-1A LIMITED ONE-FAMILY RESIDENTIAL
- R-2 TWO-FAMILY RESIDENTIAL
- R-2B LIMITED MULTIPLE FAMILY RESIDENTIAL

Site Photos and Public Notice Posters

Public notices posters shown on Pages 1 and 2 are photos of notice posters which had to be reinstalled on 1/9/19 due to weather conditions over the prior weekend which displaced the posters. Photos on Pages 3 and 4 are of the posters originally installed by the posting due date of 1/5/19.







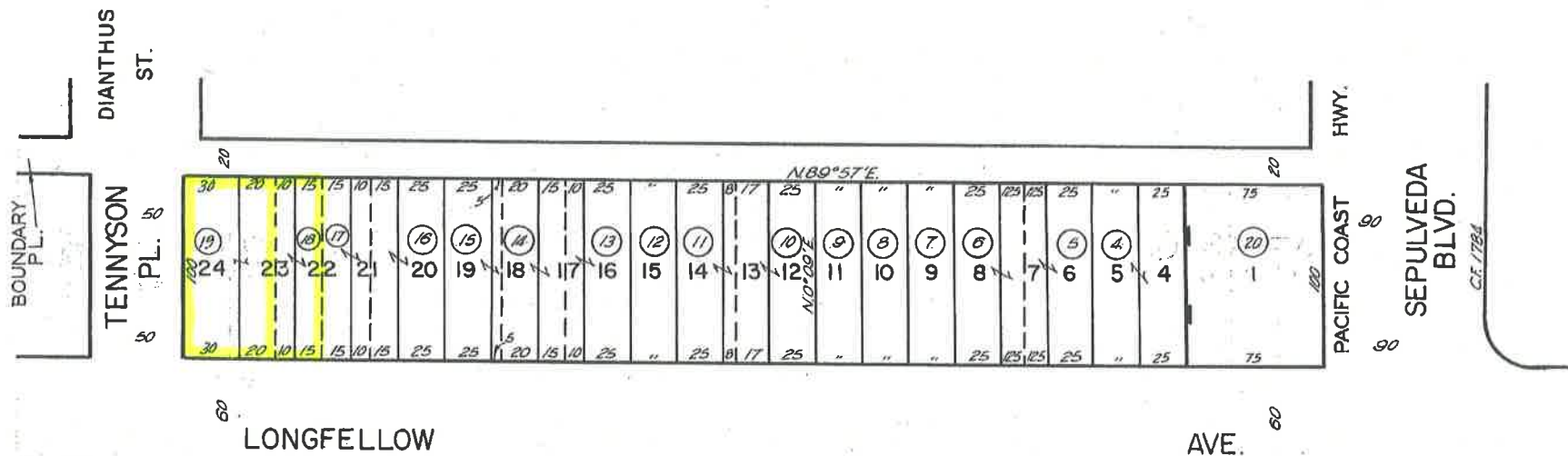


4169 28

1992

SCALE 1" = 60'

83024806 REVISED
 880801(04001001)
 910604



SOUTHERN CALIFORNIA CONVENTION
 HALL AND MARINE VIEW PARK

M.B. 18-2-3

CONDOMINIUM

PARCEL MAP

P. M. 158-27

CODE
 4340

FOR PREV. ASSMT. SEE: 359-7

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

EXHIBIT "A1"

RECEIVED

MAR 22 2018

COMMUNITY DEV. DEPT

EXISTING DESCRIPTIONS

PARCEL 1: (APN: 4169-028-19)

LOT 24 AND THE WESTERLY TWENTY (20) FEET OF LOT 23, OF THE SOUTHERN CALIFORNIA CONVENTION HALL AND MARINE VIEW PARK TRACT, AS PER MAP RECORDED IN BOOK 18, PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 4169-028-18)

LOTS 22 AND 23, OF THE SOUTHERN CALIFORNIA CONVENTION HALL AND MARINE VIEW PARK TRACT, AS PER MAP RECORDED IN BOOK 18, PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE WEST TWENTY (20) FEET OF LOT 23
AND EXCEPT THEREFROM THE EAST FIFTEEN (15) FEET OF LOT 22



EXHIBIT "A2"

PROPOSED DESCRIPTIONS

PARCEL 1: (APN: 4169-028-19)

LOT 24 AND THE WESTERLY TEN (10) FEET OF LOT 23, OF THE SOUTHERN CALIFORNIA CONVENTION HALL AND MARINE VIEW PARK TRACT, AS PER MAP RECORDED IN BOOK 18, PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 4169-028-18)

LOTS 22 AND 23, OF THE SOUTHERN CALIFORNIA CONVENTION HALL AND MARINE VIEW PARK TRACT, AS PER MAP RECORDED IN BOOK 18, PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE WEST TEN (10) FEET OF LOT 23
AND EXCEPT THEREFROM THE EAST FIFTEEN (15) FEET OF LOT 22



EXHIBIT "B1"

EXISTING

BLOCK 11
TRACT 4103
M.B. 46-8

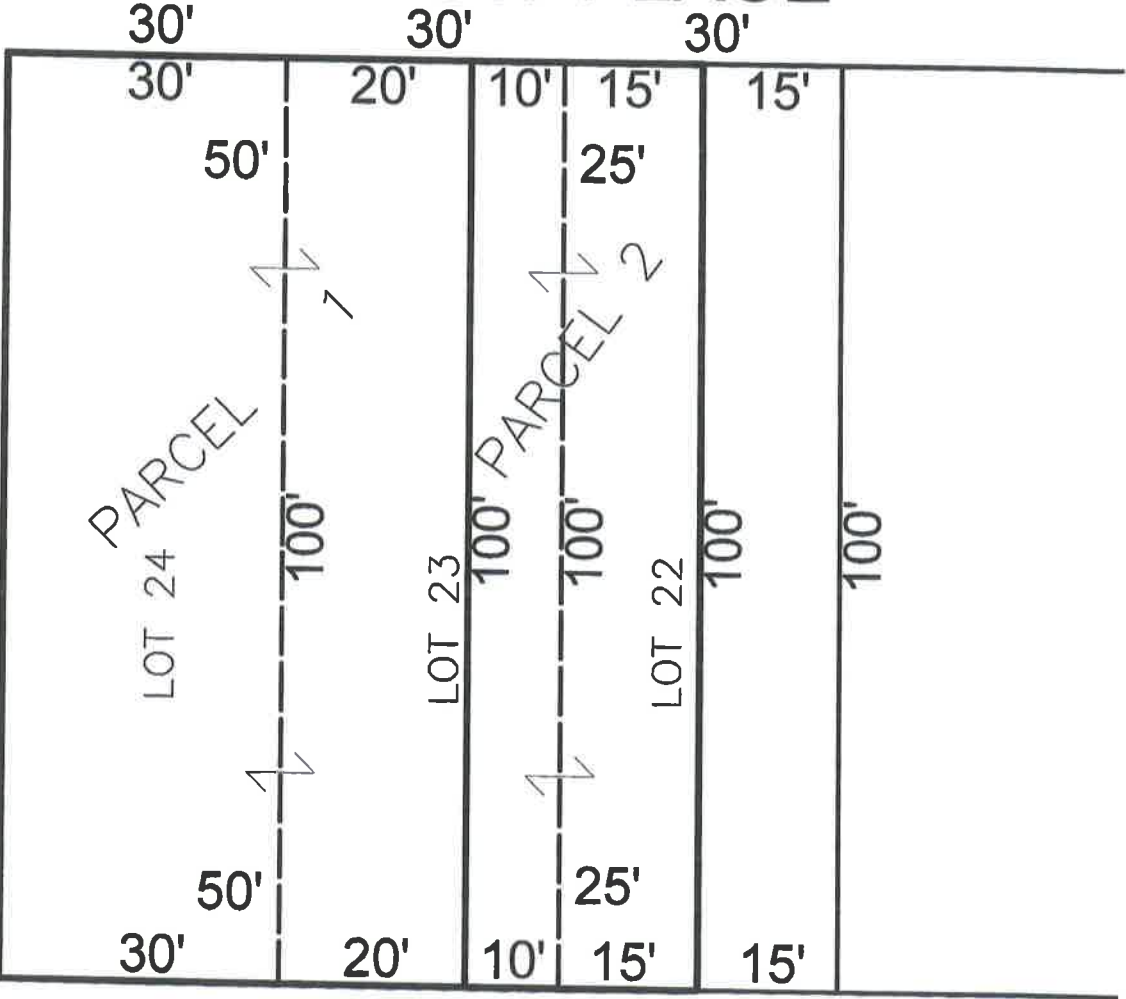


AREA CALCULATIONS
PARCEL 1 = 5,000 SQ.FT.
PARCEL 2 = 2,500 SQ.FT.

N.T.S.

BOUNDARY PLACE

TENNYSON PLACE
100'



LONGFELLOW AVE

EXHIBIT "B2"

PROPOSED

BLOCK 11
TRACT 4103
M.B. 46-8



AREA CALCULATIONS

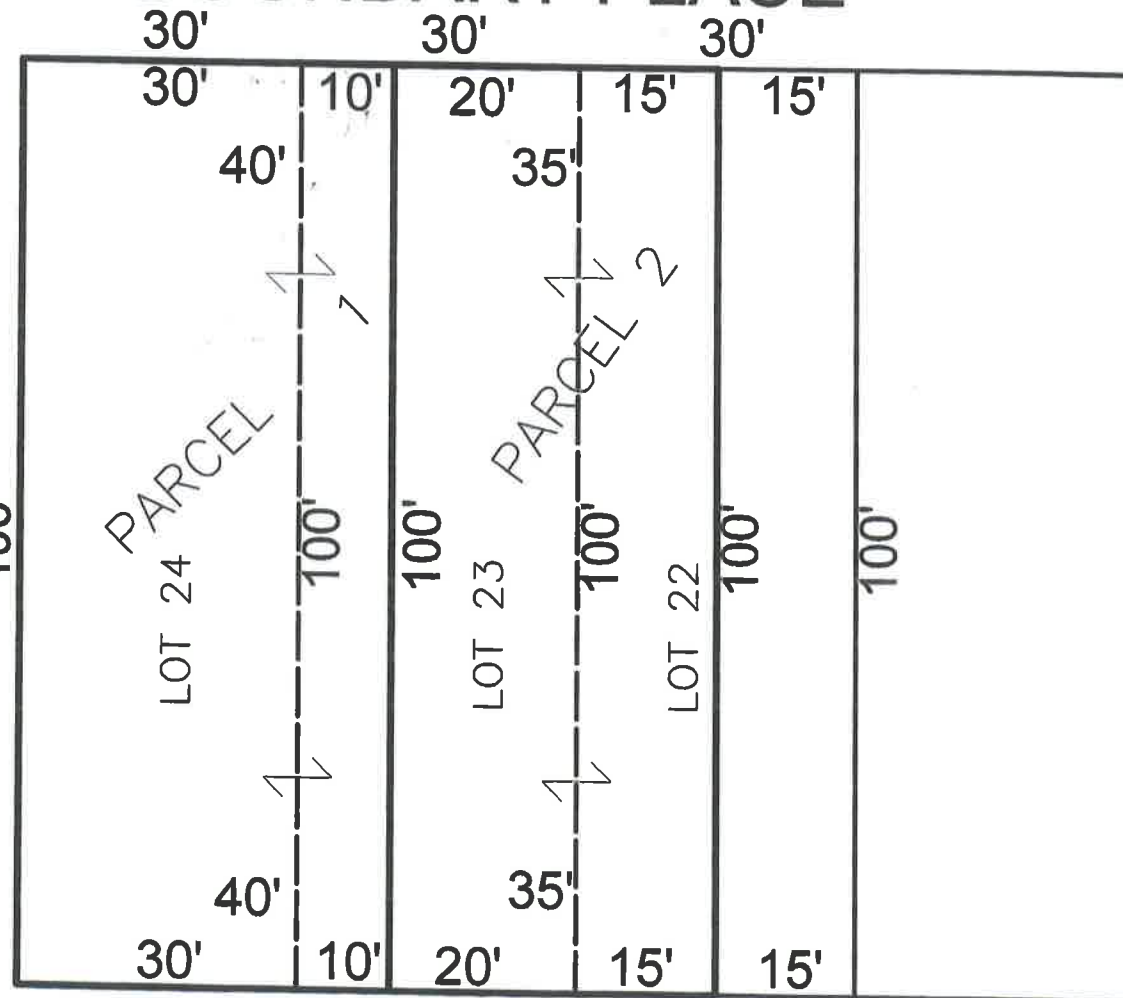
PARCEL 1 = 4,000 SQ.FT.
PARCEL 2 = 3,500 SQ.FT.

[Handwritten signature]

N.T.S.

BOUNDARY PLACE

TENNYSON PLACE
100'



LONGFELLOW AVE



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

REPORT 19-0020

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of January 15, 2019

Verbal Report on City Council Actions



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

REPORT 19-0021

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of January 15, 2019

Verbal Status Report on Major Planning Projects



Staff Report

Staff Report

REPORT 19-0029

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of January 15, 2019

February 19, 2019 Planning Commission Tentative Future Agenda Items

Recommended Action:

Staff recommends the Planning Commission receive and file the February 19, 2019 Planning Commission tentative future agenda items.

Attachment:

1. Planning Commission February 19, 2019 Tentative Future Agenda

Respectfully Submitted by: Frances Estrada, Building and Planning Technician

Concur: Kim Chafin, Planning Manager

Approved: Ken Robertson, Community Development Director

Tentative Future Agenda

PLANNING COMMISSION
City of Hermosa Beach

February 19, 2019

Regular Meeting

7:00 P.M.

Project Title	Public Notice	Meeting Date
⇒ 825 15 th Street—Conditional Use Permit Precise Development Plan & Vesting Tentative Parcel Map No. 80318 for a 2-unit condominium.	2/7/19	2/19/19

f:\b95\cd\pc\future items\tent. future agendas\planning commission tentative agenda 2-19-19



Staff Report

Staff Report

REPORT 19-0022

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of January 15, 2019

Community Development Department Activity Report of November, 2018

Recommended Action:

To receive and file the November, 2018 Community Development Department activity report.

Attachment:

1. Community Development Department activity report of November, 2018

Respectfully Submitted by: Gina Konrad, Administrative Assistant

Approved: Ken Robertson, Community Development Director

City of Hermosa Beach
Community Development Department

Activity Report

NOVEMBER, 2018

BUILDING DIVISION MONTHLY REVENUE REPORT

NUMBER OF PERMITS

TYPE OF ACTIVITY	CURRENT MONTH	THIS MONTH LAST FY	FY TO DATE	LAST FY TO DATE	LAST FY TOTAL
Building	44	31	232	209	515
Plumbing	21	16	134	118	256
Mechanical	16	9	101	84	177
Electric	29	17	149	142	321
Plan Check	23	13	121	86	237
Sewer Use	0	1	8	5	11
Res. Bldg. Reports	9	16	79	90	230
Parks & Recreation	0	0	0	0	0
In Lieu Parks & Rec	2	1	11	6	14
Board of Appeals	0	0	0	0	0
Sign Review	2	2	14	12	32
Fire Flow Fees	7	5	38	30	59
Legal Determination	0	0	0	0	0
Zoning Appeals	0	0	0	0	0
Temporary Sign	3	0	19	7	18
Gen. Plan Maintenance	7	6	58	35	65
TOTALS	163	117	964	824	1,936

FEES COLLECTED

TYPE OF FEE	CURRENT MONTH	THIS MONTH LAST FY	FY TO DATE	LAST FY TO DATE	LAST FY TOTAL
Building	\$48,881.60	\$31,703.28	\$314,172.10	\$215,693.13	\$506,838.00
Plumbing	\$6,137.00	\$2,894.00	\$37,759.00	\$28,708.60	\$65,786.10
Mechanical	\$3,414.00	\$1,966.00	\$19,507.00	\$19,259.70	\$42,084.30
Electric	\$7,387.50	\$3,514.00	\$38,982.50	\$44,387.30	\$91,513.60
Plan Check	\$38,623.60	\$258,319.45	\$171,341.84	\$432,875.87	\$636,657.81
Sewer Use	\$0.00	\$2,306.00	\$20,058.00	\$9,682.00	\$45,394.98
Res. Bldg. Reports	\$2,133.00	\$3,680.00	\$18,249.00	\$20,700.00	\$53,908.20
Parks & Recreation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
In Lieu Parks & Rec.	\$13,206.00	\$20,860.00	\$143,113.00	\$61,444.00	\$150,758.00
Board of Appeals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sign Review	\$1,226.00	\$1,190.00	\$8,124.00	\$7,259.00	\$17,626.00
Fire Flow Fees	\$1,443.84	\$912.87	\$9,920.85	\$5,549.78	\$15,549.87
Legal Determination	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Zoning Appeals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Temporary Sign	\$246.00	\$0.00	\$1,596.00	\$560.00	\$1,453.00
Gen. Plan Maintenance	\$10,938.00	\$5,829.00	\$68,295.00	\$37,815.00	\$87,840.00
TOTALS	\$133,636.54	\$333,174.60	\$851,118.29	\$883,934.38	\$1,715,409.86

November 2018

CODE ENFORCEMENT ACTIVITIES

*Patrol Checks are citywide proactive patrols.

TYPE OF ACTIVITY	CURRENT MONTH	THIS MONTH LAST FY	FY TO DATE	LAST FY TO DATE
Radio Calls	7	4	54	56
Citations	0	5	6	37
Citizen Contacts	49	30	872	167
Patrol Checks*	35	83	381	621
Short term vacation rentals Cases**	2	1	66	3
Smoking	226	38	1901	925
Trash can storage	5	8	127	26
Sign violations	8	12	64	46
Construction	7	10	83	56
Noise	3	3	35	11
Public Nuisance	6	2	37	33
Encroachment	9	4	85	20
CUP Violations	9	0	94	18
Storm water pollution	1	2	17	14
Clean Bay Inspections	0	5	3	5
Styrofoam	0	0	0	1
Plastic bag ban	0	1	6	1
Miscellaneous complaints***	22	4	191	50

**Short Term Vacation Rentals Cases are properties receiving citations.

***Miscellaneous complaints are any other violations not listed.

BUILDING INSPECTION ACTIVITIES

CURRENT MONTH	THIS MONTH LAST FY	FY TO DATE	LAST FY TO DATE
262	241	1,298	1,823

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
BUILDING PERMITS ISSUED REPORT MONTH OF NOVEMBER, 2018**

TYPE OF STRUCTURE			PERMITS	DWELLING UNITS	VALUATION
1	101	New Single Family Houses Detached	6	6	\$3,548,268
2	102	New Single Family Houses Attached			
3	103	New Two Family Buildings			
4	104	New 3 or 4 Family Buildings			
5	105	New 5 or More Family Buildings			
6	213	New Hotels/Motels			
7	214	New Other Non Housekeeping			
8	318	New Amusement & Recreation			
9	319	New Churches/Other			
10	320	New Industrial Buildings			
11	321	New Parking Garages.			
12	322	New Service Stations/Repair Garages			
13	323	New Hospitals/Other Institutional			
14	324	New Offices/Banks			
15	325	New Public Works/Utility Buildings			
16	326	New Schools/Other Educational			
17	327	New Stores/Other Merch Bldgs.			
18	328	New Other Non Residential Buildings			
19	329	New Structures Other Than Building	3		\$37,000
20	434	Add/Alter Dwelling/Pools	21		\$401,508
21	437	Add/Alter Non Residential	4		\$45,500
22	438	Residential Garages/Carports			
23	645	Demolition - Single Family Houses	3	3	\$20,000
24	646	Demolition - 2-Family Buildings			
25	647	Demolition - 3-4 Family Buildings			
26	648	Demolition - 5+ Family Buildings			
27	649	Demolition - All Other Buildings			
28	434/ 437	Solar System (Fee waived if 2 or more systems are installed)	7		\$125,000
			34		\$4,176,776

TOTAL UNITS ADDED FY 2018-19 TO DATE: 27 (Including One Unit Gained from
Converting Maids Quarters to Dwelling Unit)
TOTAL UNITS DEMOLISHED/LOST FY TO DATE: 18 (See Attached List)
TOTAL NET UNITS FY TO DATE: 9

<u>FY 2015-16</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>
Total New Dwelling Units: 49	Total New Dwelling Units: 53	Total New Dwelling Units: 34
Total Demolished/Lost Units: 68	Total Demolished/Lost Units: 58	Total Demolished/Lost Units: 50
Net Unit: -19	Net Unit: -5	Net Unit: -16

Dwelling Units Demolished/Lost as of November, 2018 (FY 2018-19)

ADDRESS	TYPE	PERMIT DATE	PERMIT NO.	NO. OF UNIT
434 30 th Street	Single Family Residence	7/19/18	B18-00338	1
1610 Loma Drive	3-unit building	8/6/18	B18-00365	3
2457 Myrtle Avenue	Single Family Residence	8/7/18	B18-00367	1
1706 Manhattan Avenue	Single Family Residence	8/7/18	B18-00369	1
1037 2 nd Street	Single Family Residence	8/8/18	B18-00371	1
2131 Monterey Blvd.	Single Family Residence	8/14/18	B18-00382	1
916 The Strand	Single Family Residence	8/28/18	B18-00402	1
349 26 th Street	Single Family Residence	9/5/18	B18-00408	1
1401 Corona	Single Family Residence	9/27/18	B18-00446	1
2428 The Strand	Single Family Residence	10/9/18	B18-00466	1
1246 20 th Place	Single Family Residence	10/18/18	B18-00478	1
1830 The Strand	Single Family Residence	10/18/18	B18-00479	1
157 Monterey Blvd.	Single Family Residence	10/23/18	B18-00486	1
744 Longfellow Ave.	Single Family Residence	11/21/18	B18-00505	1
1012 2 nd Ave.	Single Family Residence	11/15/18	B18-00540	1
701 Longfellow	Single Family Residence	11/26/18	B18-00550	1

Total: 18

Reimbursement for EIR Contract Services

Project	EIR Consultant	Total Contract Amount	Cumulative Contract Expenses (Reimbursed)	Cumulative City Administrative Reimbursement
Skechers	Rincon	\$361,569	\$283,273.85	\$42,491.08
Strand and Pier Hotel	Amec Foster Wheeler	\$363,038.50	\$333,415.54	\$37,769.79

ACTIVITY REPORT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

/

November, 2018

STAFF REPORT PREPARED

SUBJECT	THIS MONTH	THIS MONTH LAST FY	FY To DATE	LAST FY To DATE	LAST FY TOTAL
Appeal / Reconsideration	0	0	0	0	0
Conditional Use Permit (C.U.P.) - Condominiums	1	1	3	7	6
Conditional Use Permit (C.U.P.) - Commercial	0	0	2	0	2
C.U.P. / Precise Development Plan Amendment	1	0	3	1	1
Conditional Use Permit Modification / Revocation	0	0	0	0	1
Conditional Use Permit / Map Extension	0	0	0	0	0
Environmental Impact Report	1	0	1	0	0
Final Map	0	0	4	7	1
General Plan Amendment / Update	0	0	0	1	0
Height Limit Exception	0	0	0	0	0
Lot Line Adjustment	0	0	0	0	0
Precise Development Plan	0	0	2	0	0
Parking Plan	0	0	2	0	4
Vesting Tentative Parcel Map	0	0	0	0	0
Text Amendment	0	1	3	7	7
Transit	0	0	0	0	0
Variance	0	0	0	0	0
Zone Change	0	1	0	1	0
Miscellaneous	8	8	42	34	24
Total Reports Prepared	29	11	62	58	38

NOTE: A staff report may be written for one or more of the items listed above, but it will be listed and counted only once.

Respectfully submitted,
Gina Konrad
Administrative Assistant

CONCUR:
Ken Robertson, Director
Community Development Department

NOTED:

Suja Lowenthal
City Manager

f:\b95\cd\activity