



CITY OF HERMOSA BEACH

Planning Commission

Meeting Minutes

July 16, 2024

Open Session 7:00 PM

Council Chambers

1315 Valley Drive

Hermosa Beach, CA 90254

1. CALL TO ORDER

Chair Peter Hoffman called the Open Session to order at 7:04 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Michael Flaherty.

3. ROLL CALL

Assistant Planner Jake Whitney announced a quorum.

Present: Commissioner David Pedersen, Commissioner Stephen Izant,
Commissioner Michael Flaherty, Chair Peter Hoffman

Absent: Commissioner Kate Hirsh

4. ROTATION OF PLANNING COMMISSION CHAIR AND VICE CHAIR - 24-CDD-023

Staff recommends that the Planning Commission rotate the Chair to Commissioner Pedersen and the Vice-Chair to Commissioner Hirsh.

The Planning Commission rotated positions for David Pedersen to serve as Chair and Kate Hirsh to serve as Vice Chair until February 28, 2025.

5. PRESENTATION

5.a CITY CLERK ESCRIBE PRESENTATION

City Clerk Myra Maravilla presented a presentation about eScribe.

6. PUBLIC COMMENT

In-Person Public Comment:

Rob Saemann

7. CONSENT CALENDAR

Recommendation: Motion to approve the consent calendar.

Moved by: Peter Hoffman, Commissioner

Seconded by: Stephen Izant, Commissioner

Ayes (3): Chair Pedersen, Commissioner Izant, and Commissioner Hoffman

Abstained (1): Commissioner Flaherty

Absent (1): Vice Chair Hirsh

Motion Carries

7.a ACTION MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF JUNE 18, 2024 - 24-CDD-029

Staff recommends Planning Commission receive and file the action minutes of the Planning Commission regular meeting of June 18, 2024.

8. PUBLIC HEARING

8.a TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC BEVERAGE CONDITIONAL USE PERMITS REPORTING PERIOD OF NOVEMBER 1, 2023 TO APRIL 30, 2024 - 24-CDD-027

In response to a question from the Chair, Community Development Director Tai provided a summary about the tri-annual report.

Chair Pedersen opened the Public Hearing.

There were no public comments.

Commissioner Hoffman provided comments.

Recommendation: Staff recommends that the Planning Commission conduct a public hearing on the tri-annual Conditional Use Permit Report.

Moved by: Peter Hoffman, Commissioner
Seconded by: Stephen Izant, Commissioner

Ayes (4): Chair Pedersen, Commissioner Izant, Commissioner Flaherty,
and Commissioner Hoffman

Absent (1): Vice Chair Hirsh

Motion Carries

8.b REQUEST TO APPROVE A PRECISE DEVELOPMENT PLAN (PDP 24-03) TO ALLOW A THREE-STORY ATTACHED DUPLEX AT 138 1ST STREET IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONE. - 24-CDD-028

Chair Pederson read the title into the record and opened the public hearing.

Assistant Planner Jake Whitney gave a presentation.

Commissioner Flaherty provided comments.

Chair Pedersen provided comments.

There were no public comments.

Commissioner Flaherty provided comments.

Commissioner Hoffman provided comments.

Chair Pedersen provided comments.

Recommendation: Staff recommends that the Planning Commission:
1) Determine the project is categorically exempt from the California Environmental Quality Act (CEQA); and
2) Approve a Precise Development Plan (PDP 24-03) for an attached duplex located at 138 1st St, subject to conditions.

Moved by: Peter Hoffman, Commissioner
Seconded by: Michael Flaherty, Commissioner

Ayes (4): Commissioner Pedersen, Commissioner Izant, Commissioner Flaherty, and Commissioner Hoffman

Absent (1): Vice Chair Hirsh

Motion Carries

8.c REQUEST FOR A PRECISE DEVELOPMENT PLAN (PDP 24-06) TO ALLOW EXTERIOR ALTERATIONS TO AN EXISTING 28-UNIT APARTMENT BUILDING LOCATED AT 1803 PACIFIC COAST HIGHWAY IN THE MULTIPLE-FAMILY RESIDENTIAL ZONE (R-3) - 24-CDD-019

Chair Pedersen read the title into the record and opened the public hearing.

Planning Manager Alexis Oropeza provided a presentation.

Commissioner Flaherty provided comments.

Chair Pedersen provided comments.

Planning Manager Oropeza provided comments.

Applicant Brady Bohlinger provided comments.

There were no public comments.

Commissioner Flaherty provided comments.

Commissioner Hoffman provided comments.

Recommendation: Staff recommends that the Planning Commission:

- 1) Determine the project is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 Exemption pursuant to Section 15301 of CEQA; and
- 2) Approve a Precise Development Plan (PDP 24-06) to allow exterior alterations to an existing 28-unit apartment building at 1803 Pacific Coast Highway, subject to conditions.

Moved by: Peter Hoffman, Commissioner

Seconded by: Stephen Izant, Commissioner

Ayes (4): Commissioner Pedersen, Commissioner Izant, Commissioner Flaherty, and Commissioner Hoffman

Absent (1): Vice Chair Hirsh

Motion Carries

8.d PARKING PLAN AMENDMENT (PARK 24-01) MODIFYING A PREVIOUSLY APPROVED SHARED PARKING PLAN TO ACCOMMODATE A CONVERSION OF 3,242 SQUARE FEET OF GENERAL OFFICE TO MEDICAL OFFICE USE (THE FIX) AT 952 ARTESIA BOULEVARD - 24-CDD-021

Chair Pedersen read the title into the record and opened the Public Hearing. Chair Pedersen declared a personal conflict and recused himself

from this agenda item before exiting the Chambers. Commissioner Hoffman proceeded to fill in as Chair for this agenda item.

Planning Manager Oropeza provided the presentation.

Commissioner Hoffman provided comments.

Planning Manager Oropeza provided comments.

In-Person Public Comment:

Applicant Dr. Beam provided comments.

Commissioner Flaherty provided comments.

Commissioner Hoffman provided comments.

Recommendation: Staff recommends that the Planning Commission:

- 1) Determine the project is categorically exempt from the California Environmental Quality Act (CEQA); and
- 2) Approve a Parking Plan amendment (PARK 24-01) to a of 3,242 square feet from general office to medical office at 952 Artesia Boulevard, subject to conditions.

Moved by: Stephen Izant, Commissioner

Seconded by: Michael Flaherty, Commissioner

Ayes (3): Commissioner Izant, Commissioner Flaherty, and Commissioner Hoffman

Recused (1): Chair Pedersen

Absent (1): Vice Chair Hirsh

Motion Carries

9. STAFF ITEMS

Chair Pedersen returned to the dais at 8:14 p.m. and resumed conducting the remainder of the meeting.

9.a VERBAL REPORT ON CITY COUNCIL ACTIONS

Community Development Director Tai provided an update for the Housing Element and for Community Development Department's monthly activity reports, which are posted on the website.

9.b STATUS REPORT ON MAJOR PLANNING PROJECTS

Community Development Director Tai provided an update on Planning projects, the Zoning Code update, departmental staffing and active recruitments.

Chair Pedersen provided comments.

Commissioner Hoffman provided comments.

Community Development Director Tai provided comments.

Commissioner Flaherty provided comments.

9.c PLANNING COMMISSION TENTATIVE FUTURE AGENDA - 24-CDD-025

Chair Pedersen provided comments.

Planning Manager Oropeza provided comments.

Recommendation: Staff recommends Planning Commission receive and file the August 20, 2024 Planning Commission tentative future agenda.

Moved by: Peter Hoffman, Commissioner

Seconded by: Michael Flaherty, Commissioner

Ayes (4): Chair Pedersen, Commissioner Izant, Commissioner Flaherty, and Commissioner Hoffman

Absent (1): Vice Chair Hirsh

Motion Carries

10. COMMISSIONER ITEMS

10.a PLANNING COMMISSION COMMENTS

No comments were provided.

10.b FUTURE AGENDA ITEMS

No future agenda items were added.

11. PUBLIC COMMENT

12. ADJOURNMENT

The meeting was adjourned by Chair Pedersen at 8:25 p.m.

Moved by: Peter Hoffman, Commissioner

Seconded by: Stephen Izant, Commissioner

Ayes (4): Chair Pedersen, Commissioner Izant, Commissioner Flaherty, and Commissioner Hoffman

Absent (1): Vice Chair Hirsh

Motion Carries