

Item 16.a.

CC REVIEW OF PC ACTIONS

Proposed Revision to HBMC 2.52.040



Overview

- Title 2 of the Hermosa Beach Municipal Code describes City Council oversight powers over City Commissions and related procedures
- This item proposes an update to procedures related to oversight of Planning Commission actions



Background

- Most development activities require a discretionary approval from the Planning Commission
- Discretionary approvals must have appeal periods with fixed timeframes, usually 10 days after the Commission decision
- Appeal procedures and timeframes for discretionary actions are found in the Zoning Code (Title 17)

Background

- The Conditional Use Permit (CUP) is a frequently used entitlement
- The appeal period for CUP's is unique – it begins after the Planning Commission's actions are reported to City Council
- As the City Council meeting schedule varies throughout the year, this can cause considerable delay and uncertainty for applicants at the end of their entitlement process



Background

- Current procedures for Council review of Planning Commission actions were established in 1995
- The City's ongoing investment in technology presents the opportunity to develop a new, streamlined approach



PROPOSED PROCEDURE

Establish concurrent processes



RESEARCH

Council call up provisions are common and typically structured to run concurrently with the public appeal process. For example, the municipalities noted below use this process.

- Manhattan Beach
- Irvine
- Los Angeles



RECOMMENDATION

Streamlined procedure
to facilitate concurrent
public appeal and
council review processes

Proposed Posting Procedure

- PC action minutes posted online within 24 hours of meeting
- Courtesy notice sent to Councilmembers and interested parties

Proposed Council Call Up Procedure

- Call up form submitted to City Clerk
- Two request forms trigger de novo hearing

Proposed Zoning Code Amendments

- Revise appeal period for all entitlements to 15 days



THANK YOU!

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