

ACTION SHEET

AGENDA PLANNING COMMISSION

**City Hall Council Chambers
1315 Valley Drive
Hermosa Beach, CA 90254**

**August 15, 2017
7:00 P.M.**

Michael Flaherty, Chairperson
Rob Saemann, Vice Chair
Marie Rice
David Pedersen
Peter Hoffman

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

COMMISSIONER PEDERSEN ABSENT

4. Oral / Written Communications

Section I CONSENT CALENDAR

5. Approval of the July 18, 2017 Planning Commission action minutes.
Recommendation: To approve the Planning Commission action minutes of the July 18, 2017 regular meeting.

ACTION: APPROVED JULY 18, 2017 ACTION MINUTES AS PRESENTED (4-0).

6. Resolution(s) for Consideration - None

Section II

HEARING

7. SIGN REVIEW S-4#32 - Determination on whether a proposed display by the Hermosa Beach Mural Project to be painted on the east side of the existing building at 73 Pier Avenue is a mural.

Recommendation:

Adopt the attached resolution determining the display is a mural and may exceed the maximum signage area, wall coverage and number of wall signs.

Chairman Flaherty and Commissioner Hoffman recused due to serving on the Board of Directors of the Hermosa Beach Murals Project.

THE PROJECT WAS CONTINUED TO SEPTEMBER 19, 2017 MEETING DUE TO LACK OF QUORUM AS CHAIRMAN FLAHERTY AND COMMISSIONER HOFFMAN ABSTAINED AND COMMISSIONER PEDERSEN WAS ABSENT (2-0).

PUBLIC HEARING

8. CON 17-10, PDP 17-10, VTPM #74545 - Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 74545 for a two-unit detached condominium project at 617 Longfellow Avenue, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation:

To continue to the September 19, 2017 Planning Commission meeting and direct the applicant and architect to work with staff on a compatible site layout where on-street parking is preserved and all vehicle access is provided from the alley (Boundary Place).

Alternatively, the Planning Commission may adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 74545 for a two-unit detached condominium project at 617 Longfellow Avenue, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Coming forward to speak: Jeff Bowers, Jason Clark, Ryan Knowlton.

ACTION: CONTINUED TO THE SEPTEMBER 19, 2017 PLANNING COMMISSION MEETING AND DIRECTED THE APPLICANT AND ARCHITECT TO WORK WITH STAFF ON A COMPATIBLE SITE LAYOUT WHERE ON-STREET PARKING IS PRESERVED AND ALL VEHICLE ACCESS IS PROVIDED FROM THE ALLEY (BOUNDARY PLACE) (3-1; COMMISSIONER HOFFMAN NO).

Section III

HEARING

9. S-21 #29 -- To determine whether the property is a convex sloping lot and may use alternate spot elevations rather than property corner elevations along the north and south property lines for the purposes of determining building height at 2108 Loma Drive.

Recommendation:

Staff recommends the confirmation of convexity at the subject property using alternative elevations exclusive of areas where fill soils are present toward the middle of the property.

Coming forward to speak: Dave Watson.

ACTION: BY MINUTE ORDER, THE PLANNING COMMISSION CONFIRMED THE CONVEXITY AT THE SUBJECT PROPERTY USING ALTERNATIVE ELEVATIONS EXCLUSIVE OF AREAS WHERE FILL SOILS ARE PRESENT TOWARD THE MIDDLE OF THE PROPERTY (4-0).

Section IV

10. Staff Items

- a. C-36 -- Receive report for semi-annual on-sale alcoholic beverage Conditional Use Permit (CUP) review process.

Recommendation:

Receive the semi-annual report as informational matter.

The semi-annual review for January - June 30, 2017 will be agenzized for September 18, 2017. Based on the information in the report, no establishments have reached the "Standard Initiating Planning Commission Review."

ACTION: RECEIVED AND FILED THE SEMI-ANNUAL REPORT AS INFORMATION MATTER (4-0).

- b. C-25 -- Review of Fiscal Year 2017- 2018 Capital Improvement Program (CIP) for conformance with the City's General Plan.

Recommendation:

Approve by minute order that the City of Hermosa Beach Fiscal Year 2017-2018 Capital Improvement Program is in conformity with the goals and objectives of the City's General Plan.

ACTION: APPROVED BY MINUTE ORDER THAT THE CITY OF HERMOSA BEACH FISCAL YEAR 2017-2018 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMITY WITH THE GOALS AND OBJECTIVES OF THE CITY'S GENERAL PLAN (4-0).

- c. Rotation of Chair and Vice Chair

ACTION: CHAIRMANSHIP ROTATED TO COMMISSIONER ROB SAEMANN AND COMMISSIONER MARIE RICE AS VICE CHAIR FROM SEPTEMBER, 2017 THROUGH MAY, 2018.

- d. Verbal Report on City Council Actions
 - e. Verbal Status Report on Major Planning Projects
 - f. September 19, 2017 Planning Commission Tentative Future Agenda Items
 - g. Community Development Department Activity Report of June, 2017
11. Commissioner Items
 12. Adjournment