



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Action Minutes - Draft

Planning Commission

Chair
Marie Rice

Vice Chair
David Pedersen

Commissioners
Stephen Izant
Peter Hoffman
Rob Saemann

Tuesday, July 20, 2021

6:00 PM

Council Chambers (Virtually)

**THIS VIRTUAL MEETING IS HELD PURSUANT TO
EXECUTIVE ORDER N-29-20 ISSUED BY
GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020.**

THIS MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR
GAVIN NEWSOM ON MARCH 17, 2020. ANY OR ALL PLANNING COMMISSION MEMBERS MAY
ATTEND AND PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING. MEMBERS OF THE
PUBLIC MAY PARTICIPATE BY TELECONFERENCE.

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

Present: 5 - Commissioner Rob Saemann, Commissioner Peter Hoffman, Commissioner Stephen Izant, Vice Chair David Pedersen, and Chair Marie Rice

Absent: 0

All Planning Commissioners attended remotely.

Also Present Remotely: Ken Robertson, Community Development Director
Patrick Donegan, Assistant City Attorney
Carlos Luis, Associate Planner
Melanie Emas, Assistant Planner
Bob Rollins, Building and Code Enforcement Official
Paul LeBaron, Chief of Police
Landon Phillips, Police Lieutenant

4. Oral / Written Communications

Attending remotely to speak: Peter Nolan.

- a. [REPORT 21-0440](#) Written Communications

Attachments: [1. Tony Higgins email from July 1, 2021](#)
[2. Supplemental - eComment from Tim Podczewiinsky, added 7 19 2021](#)

ACTION: Motion by Commissioner Izant and seconded by Commissioner Hoffman to receive and file the written communications. The motion carried by the following vote:

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

Absent: 0

Section I

CONSENT CALENDAR

- 5. [REPORT 21-0441](#) Approval of the June 15, 2021 Planning Commission Action Minutes

Attachments: [1. June 15, 2021 Planning Commission action minutes](#)

ACTION: Motion by Commissioner Pedersen and seconded by Commissioner Hoffman to approve the June 15, 2021 action minutes as presented. The motion carried by the following vote:

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

Absent: 0

6. Resolution(s) for Consideration - None

Section II

HEARING

- 7. [REPORT 21-0445](#) TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC BEVERAGE CONDITIONAL USE PERMITS

- Attachments:** [1. Process and Standards, updated 2019](#)
[2. Police/ABC Report for this period](#)
[3. Police/ABC Report for last period](#)
[4. Police Statistics for this period](#)
[5. Police Officer Checks for this period](#)
[6. Police DUI Report](#)
[7. LA County Fire Inspection Report](#)
[8. Code Enforcement Data for this period](#)
[9. Code Enforcement Data for last period](#)
[10. Correspondence received regarding "The Deck"](#)

Attending remotely to speak: Kathleen Knoll, Jonathan Wicks.

ACTION: Motion by Commissioner Izant and seconded by Commissioner Hoffman to continue the Planning Commission's review, discussion and deliberation whether or not to schedule a revocation/modification public hearing. The motion carried by the following vote:

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

Absent: 0

Section III

PUBLIC HEARING

8. [REPORT 21-0442](#) Information Only: Public Hearing Notices and Project Zoning Maps

- Attachments:** [1. Public Notices](#)
[2. Project Zoning Map](#)

9. [REPORT 21-0433](#) CON 21-2, PDP 21-2, VTPM #83160- Conditional Use Permit, Precise Development Plan and Tentative Parcel Map No. 83160 for a two-unit detached condominium project at 856 Cypress Avenue and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:** [1. Supplemental - Draft Resolution, added 7/20/21](#)
[2. Applicant Submittal \(Architectural plans, Landscape Plan, Tentative parcel map\)](#)
[3. Site Photos](#)
[4. Radius Map](#)
[5. Poster Verification](#)

Commissioner Hoffman recused himself.

Attending remotely to speak: Brandon Straus, Wendy Bergstresser, Kyle Bergstresser, Gerald Compton, Ron Newman.

ACTION: Motion by Commissioner Saemann and seconded by Vice Chair Pedersen to adopt the resolution, as presented, approving the Conditional Use Permit, Precise Development Plan and Tentative Parcel Map No. 83160 for a two-unit detached condominium project at 856 Cypress Avenue, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

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

Absent: 0

Recused: 1 - Commissioner Hoffman

This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code*, or may be appealed to the City Council by any party if filed by August 9, 2021.

- 10.** [REPORT
21-0443](#) WITHDRAWN. CUP 21-3 - A request to amend Conditional Use Permit 19-7 to allow general alcohol (beer, wine, and distilled spirits) at an existing restaurant (MOSA) currently operating with beer and wine only and open for indoor dining service from 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. to 11:00 p.m. Friday and Saturday and open for outdoor dining from 8:00 a.m. to 9:00 p.m. daily with no change in business hours of operation located at 170-190 Hermosa Avenue; and determination that the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Attending remotely to speak: Bob Lombardo.

- 11.** [REPORT
21-0434](#) TEXT 21-02 - Consideration of amendments to the Hermosa Beach Municipal Code regarding off-street parking in commercial zones and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Draft Resolution and Ordinance](#)
 - [2. Targeted Parking Amendments](#)
 - [3. Targeted Parking Amendments Power Point Presentation](#)
 - [4. Zoning Code Assessment](#)
 - [5. Prior Introductory Power Point Presentation 03.01.2021](#)
 - [6. General Plan Goals and Policies Consistency](#)
 - [7. Map of Commercial Properties Total Building Square Footage and Use](#)
 - [8. Commercial Properties Total Building Square Footage \(Excel\)](#)
 - [9. List of Limited Outdoor Dining \(existed prior to March 2020\)](#)
 - [10. Coastal Zone Parking Management Study](#)
 - [11. Economic Market Study](#)
 - [12. 2014 Downtown Core Revitalization Strategy Recommendations](#)
 - [13. Link to March 4, 2020, Joint City Council/Planning Commission Study Session Agenda](#)
 - [14. Link to May 19, 2020, Planning Commission Agenda](#)
 - [15. February 17, 2021, Economic Development Stakeholders Advisory Group Meeting Notes](#)
 - [16. Link to March 1, 2021, Economic Development Committee Agenda](#)
 - [17. Link to March 3, 2021, Joint City Council/ Planning Commission Study Session Agenda](#)
 - [18. Link to April 20, 2021, Planning Commission Agenda](#)
 - [19. Supplemental - Planning Commission Questions and Response](#)
 - [20. Supplemental - Commercial Buildings by square ft and use - 0 - 5000 sq ft](#)
 - [21. Supplemental - Commercial Buildings by square ft and use - 0 - 3000 sq ft](#)

Attending remotely to speak: Martha Miller (Consultant), Ed Hart, Brian Dunne, Ron Newman, Jon Davis, Jonathan Wicks, Dino Capaldi, Laura Pena.

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Izant to adopt the resolution, with the change noted below, recommending the City Council adopt a text amendment to the Hermosa Beach Municipal Code regarding off-street parking in commercial zones and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Remove item 17.44.110 (2)(3) Tandem parking and entry-way standards for residential parking:

3. Tandem parking to meet required parking for non-residential uses shall be used for employee parking.

The motion carried by the following vote:

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

Absent: 0

Section IV

12. Staff Items

a. Verbal report on City Council actions

b. Verbal status report on major Planning projects

- c. [REPORT 21-0444](#) August 17, 2021 Planning Commission Tentative Future Agenda Items

Attachments: [Supplemental - Planning Commission Tentative Agenda for 8-17-21, added 7 19 21](#)

ACTION: Motion by Vice Chair Pedersen and seconded by Commissioner Izant to receive and file the August 17, 2021 tentative future agenda, noting the addition of Tri-Annual Review for the Deck. The motion carried by the following vote:

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

Absent: 0

13. Commissioner Items

14. Adjournment

The Planning Commission moved to adjourn at 9:48 PM.