



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Action Minutes - Draft

Planning Commission

Chair

Stephen Izant

Vice Chair

Peter Hoffman

Commissioners

Marie Rice

David Pedersen

Tuesday, February 21, 2023

6:00 PM

I. CALL TO ORDER

The Planning Commission regular meeting was held in-person and virtually pursuant to Executive Order AB 361 issued by Governor Gavin Newsom on September 16, 2021. The meeting was called to order by Chair Stephen Izant at 6:00 PM.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Pedersen.

III. ROLL CALL

All Planning Commissioners attended in-person in the Council Chambers.

Staff present in-person in the Council Chambers:

Carrie Tai, Community Development Director

Nathalie Camarena, City Attorney

Maricela Guillean, Associate Planner

Johnathon Masi, Assistant Planner

Jake Whitney, Assistant Planner

Staff present virtually:

James Atkins, Senior Planner

Melanie Bristow, Administrative Assistant

Present: 4 - Commissioner David Pedersen, Chair Stephen Izant, Vice Chair Peter Hoffman, and Commissioner Marie Rice

Absent: 0

Chair Izant welcomed Community Development Director Carrie Tai. Director Tai stated it is her great pleasure to serve as the Community Development Director of Hermosa Beach and that she looks forward to supporting the City’s goals and mission in the years moving forward.

Chair Izant also acknowledge Nathalie Camarena from BB&K Law, who is filling in for City Attorney Patrick Donegan.

Director Tai introduced Assistant Planner Jake Whitney, who has joined the Hermosa Beach Planning Staff.

IV. PUBLIC PARTICIPATION -- ORAL AND WRITTEN COMMUNICATIONS

There were no public comments at this time.

V. CONSENT CALENDAR

- a. [REPORT 23-0083](#) ACTION MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF JANUARY 17, 2023 (Administrative Assistant Melanie Bristow)

Motion by Vice Chair Hoffman and seconded by Commissioner Rice to approve the action minutes of the Planning Commission regular meeting of January 17, 2023 as amended. Motion carried as follows:

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

Absent: 0

VI. STAFF ITEM -- TRI-ANNUAL REPORT

- a. [REPORT 23-0085](#) TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC BEVERAGE CONDITIONAL USE PERMITS REPORTING PERIOD OF JULY 1, 2022 TO DECEMBER 31, 2022 (Community Development Director Carrie Tai)

Community Development Director Carrie Tai provided a staff report for this item.

Motion by Commissioner Pedersen and seconded by Vice Chair Hoffman to receive and file the Tri-Annual Report for the reporting period of July 1, 2022 to December 31, 2022. Motion carried as follows:

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

Absent: 0

VII. PUBLIC HEARING

- a. [REPORT 23-0107](#) PDP 22-04 - PRECISE DEVELOPMENT PLAN AMENDMENT REQUEST TO ALLOW A 218-SQUARE-FOOT ADDITION TO AN EXISTING CONDOMINIUM UNIT LOCATED AT 1723 GOLDEN AVENUE, AND TO DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(Assistant Planner Johnathon Masi)

Assistant Planner Johnathon Masi provided a staff report for this item.

The following people provided public comment:

- 1. Brianna Cunningham
- 2. Mark Theroux

Commissioner Pedersen commented that this project seems pretty straight forward and encouraged the developer to work with neighbors regarding concerns. Commissioner Rice stated that this project meets requirements and has come into compliance. She supports this project.

Motion by Commissioner Pedersen and seconded by Vice Chair Hoffman to approve the Precise Development Plan Amendment request to allow a 218-square-foot addition to an existing condominium unit located at 1723 Golden Avenue, and to determine that the project is categorically exempt from the California Environmental Quality Act. Motion carried as follows:

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

Absent: 0

* 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 the deadline of Monday, March 13, 2023.

b. [REPORT](#)
[23-0115](#)

PDP 22-03 REQUEST FOR A PRECISE DEVELOPMENT PLAN FOR A TWO-UNIT ATTACHED DUPLEX PROJECT AT 414 MONTEREY BOULEVARD AND DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

(Associate Planner Maricela Guillean)

Associate Planner Maricela Guillean provided a staff report for this item.

The following person provided public comment:

- 1. Brandon Straus

Commissioner Rice noted that this is one of the first projects that has tandem stacked parking including the guest parking that is also in the right-of-way, which is separately handled with that condition. She inquired on how the parking is assigned. Associate Planner Maricela Guillean referred to the slide on development standards, which shows the parking arrangement. Maricela stated that the guest parking cannot be tandem, so the guest parking spaces are unenclosed and have direct access to Monterey Boulevard. Commissioner Rice noted that the sidewalk is unimpeded when the cars are parked.

Vice Chair Hoffman, Commissioner Pedersen, and Commissioner Rice all voiced support for this project.

Motion by Vice Chair Hoffman and seconded by Commissioner Pedersen to approve the request for a Precise Development Plan for a two-unit attached duplex project at 414 Monterey Boulevard and determine the project is categorically exempt from the California Environmental Quality Act. Motion carried as follows:

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

Absent: 0

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c. [REPORT](#)
[23-0109](#)

CON 23-01, PDP 23-01, VTPM #83937 - CONDITIONAL USE PERMIT, PRECISE DEVELOPMENT PLAN, AND VESTING TENTATIVE PARCEL MAP NO. 83937 REQUEST FOR A TWO-UNIT DETACHED CONDOMINIUM PROJECT AT 705 2ND STREET AND TO DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Assistant Planner Johnathon Masi)

Assistant Planner Johnathon Masi provided a staff report for this item.

The following people provided public comment:

1. Brandon Straus

Vice Chair Hoffman asked what the finishes are on the elevations. He noted that the Planning Commission usually would receive an architectural rendering as a part of the presentation. He would like to request that future submissions have a rendering or a detailed explanation of the elevations. Commissioner Rice agreed with Vice Chair Hoffman.

Brandon Straus addressed the Planning Commission regarding Condition #20 (a Public Works condition), which is related to a seven-foot easement for access to the sewer main. Brandon spoke to someone in Public Works that told him this was a placeholder. Brandon said this is a requirement for the Final Map. The Final Map has to reflect this. Brandon said he believes there is no sewer line on the property, no sewer main on the survey. The GIS system was reviewed and the sewer main appears to be in the street and there already appears to be a 3 ½ foot wide clearance on either side of it. It is not clear that the 7-foot easement would be needed on the private property side of the property line. He would prefer if that condition could be removed. Commissioner Pedersen said this project meets all requirements and he supports Staff recommendation. Vice Chair Hoffman agreed.

Commissioner Rice asked for the City Attorney or Director Tai to weigh in regarding Condition #20. Director Tai said that the stated purpose for the potential easement is in the condition. If that purpose doesn't apply, then the condition in and of itself is fulfilled. If the Planning Commission or the applicant wished to remove the condition, staff would need to confer with the Public

Works Department prior to deciding on this item.

Chair Izant inquired if the wording of the Condition could be changed. Director Tai stated that the context of the special situation that caused Public Works to make this a condition is unknown at this time, and there may be a future sewer improvement or situation that would deem this a necessary condition. Staff would not be comfortable altering or removing this condition at this time. Assistant Planner Johnathon Masi informed the Planning Commission that he did confer with Public Works prior to the meeting regarding this condition. Public Works asked that the condition’s language as worded in the resolution be retained.

Motion by Commissioner Rice and seconded by Commissioner Pedersen to approve the request for Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 83937 for a two-unit detached condominium project at 705 2nd Street and to determine the project is categorically exempt from the California Environmental Quality Act. Motion carried as follows:

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

Absent: 0

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VIII. STAFF ITEMS

- a. [REPORT 23-0093](#) DISCUSSION OF PLANNING COMMISSION MEETING START TIME (Community Development Director Carrie Tai)

Motion by Vice Chair Hoffman and seconded by Commissioner Rice to approve changing the meeting start time back to 7:00 PM beginning March 1, 2023. Motion carried as follows:

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

Absent: 0

b. VERBAL REPORT ON CITY COUNCIL ACTIONS

Director Carrie Tai shared that the City Council was provided an update at their meeting in January on the Economic Development Strategy. One upcoming item in Spring will be in conjunction with the Chamber of Commerce and it will be an educational forum for businesses to gauge interest in starting a business improvement district. Senior Planner Christy Teague is handling that project.

The Covid-19 State of Emergency is coming to an end February 28th. City Council will be discussing the Outdoor Dining Program and temporary extensions, specifically on the public right-of-way as well as those on private property as a way of allowing businesses time to transition.

c. STATUS REPORT ON MAJOR PLANNING PROJECTS

The Community Development Department is working on the Housing Element, both the adoption and the pending certification, and also the Zoning Code Update. There will be a study session on March 9th to go over the Housing Element sites inventory followed by an item at the March 21st Planning Commission regular meeting on the zoning associated with the Housing Element changes.

- d. [REPORT 23-0105](#) PLANNING COMMISSION TENTATIVE FUTURE AGENDA ITEMS (Administrative Assistant Melanie Bristow)

IX. COMMISSIONER ITEMS

a. PLANNING COMMISSION COMMENTS

b. FUTURE AGENDA ITEMS

X. ADJOURNMENT

Motion by Vice Chair Hoffman and seconded by Commissioner Rice to adjourn the meeting until the next meeting of the Planning Commission on Thursday, March 9, 2023 at 7:00 PM. Motion carried as follows:

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

Absent: 0

*Chapter 2.52, Section 2.52.040 of the Municipal Code provides for Council review and reconsideration of any decision of the Planning Commission by two affirmative votes at the next regularly scheduled City Council meeting. In the event the Council initiates a review, the review will be placed on a future agenda of City Council within a reasonable time, and the Commission's decision is stayed pending Council's review and final decision.