



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, October 19, 2021

6:00 PM

Council Chambers (Virtually)

THIS MEETING IS HELD PURSUANT TO AB 361 (CHAPTER 165, STATUTES OF 2021) ISSUED BY GOVERNOR GAVIN NEWSOM ON SEPTEMBER 16, 2021. PLANNING COMMISSION MEMBERS MAY PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING DUE TO STATE AND LOCAL OFFICIALS RECOMMENDING MEASURES TO PROMOTE SOCIAL DISTANCING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING IN ORDER TO RESTRICT THE IMMINENT RISK TO THE HEALTH AND SAFETY OF ATTENDEES.

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
Yuritzzy Randle, Assistant Planner**

4. Oral / Written Communications

Attending remotely to speak: Diana Sheu.

Section I

CONSENT CALENDAR

- 5. [REPORT](#) Approval of the September 21, 2021 Planning Commission Action Minutes
[21-0612](#)

Attachments: [September 21, 2021 Planning Commission Action Minutes](#)

ACTION: Motion by Vice Chair Pedersen and seconded by Commissioner Izant to approve the September 21, 2021 Planning Commission 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

 THE RECOMMENDATIONS NOTED BELOW ARE FROM THE PLANNING STAFF AND ARE RECOMMENDATIONS ONLY. THE FINAL DECISION ON EACH ITEM RESTS WITH THE PLANNING COMMISSION. PLEASE DO NOT ASSUME THAT THE STAFF RECOMMENDATION WILL BE THE ACTION OF THE PLANNING COMMISSION.

Section II

PUBLIC HEARING

- 7. [REPORT](#) Information Only: Public Hearing Notices, Project Zoning Maps and Mailing
[21-0613](#) Affidavit

Attachments: [1. Public Notices](#)
[2. Project Zoning Maps](#)
[3. Mailing Affidavit](#)

- 8. [REPORT](#) CON 21-3, PDP 21-3, VTPM #83370- Conditional Use Permit, Precise
[21-0618](#) Development Plan and Tentative Parcel Map No. 83370 for a two-unit detached condominium project at 1022/1024 17th Street and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:** [1. Draft Resolution](#)
[2. Project Plans and Parcel Map](#)
[3. Site Photos](#)
[4. Public Notice and Radius Map](#)
[5. Project Zoning Map](#)
[6. SUPPLEMENTAL - Height Cals](#)
[7. SUPPLEMENTAL - Email from Sean and Alicia Gavigan](#)
[8. SUPPLEMENTAL - Email from Danny and Diana Sheu](#)
[9. SUPPLEMENTAL - Email from Christina and Mikael Thomsen](#)
[10. SUPPLEMENTAL - eComment from Lee Grant](#)

Attending remotely to speak: Manual George (Plinth Design Group), Dennis O'Reilly, Torrey Lyons, Christina Herloev Thomsen, Sean Gavigan, Melanie Hashmi.

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Hoffman to adopt a resolution approving the Conditional Use Permit (CON 21-3), Precise Development Plan (PDP 21-3) and Tentative Parcel Map No. 83370 for a two-unit detached condominium project at 1022 and 1024 17th Street, 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: 5 - Commissioner Saemann, Commissioner Hoffman, Commissioner Izant, Vice Chair Pedersen, and Chair Rice

Absent: 0

- 9. [REPORT](#)** Precise Development Plan (PDP 19-2) and Parking Plan (PARK 19-2)
[21-0619](#) Amendment to extend the time to Planning entitlement, pursuant to Section 17.70.020 of the Municipal Code, to allow a six-unit motel project by constructing a new three-story, detached 2,744 square foot commercial building containing five units, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to an additional unit and a Parking Plan to allow the 6-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 2 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th, and determined that the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

- Attachments:** [1. Site Photos and Public Notice](#)
[2. Applicant's Request Letter](#)
[3. CC 19-7217](#)
[4. Project Zoning Map](#)

Attending remotely to speak: Brandon Straus, Dean Thomas

ACTION: Motion by Vice Chair Pedersen and seconded by Commissioner Hoffman to adopt by Minute Order the extension of the expiration date of the Precise Development Plan 19-2, Parking Plan 19-2 to allow a six-unit motel project by constructing a new three-story, detached 2,744 square foot commercial building containing five units, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to an additional unit and a Parking Plan to allow the 6-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 2 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th, by one (1) year, to October , 22, 2022. The motion carried by the following vote:

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

Absent: 0

- 10. [REPORT 21-0621](#) Text Amendment (TX21-3) to Section 17.40.230 of the Hermosa Beach Municipal Code regarding the City’s Short-term Vacation Rental pilot program, and determination that the project is categorically exempt from the California Environmental Quality Act.

- Attachments:**
- 1. [Draft Resolution and Exhibit A](#)
 - 2. [Link to September 21, 2021 Planning Commission Agenda](#)
 - 3. [Ordinance CC 19-1395](#)
 - 4. [SUPPLEMENTAL - Map of Commercially Zoned Parcels with Nonconforming Residential Uses Map](#)
 - 5. [Map of Permitted Short Term Vacation Rentals](#)
 - 6. [SUPPLEMENTAL - Potential Non-Conforming Residential Uses in Commercial Zones](#)
 - 7. [SUPPLEMENTAL - Code Enforcement Information](#)
 - 8. [SUPPLEMENTAL - eComment from Justin Wan](#)
 - 9. [SUPPLEMENTAL - Email from Scott Hayes](#)

Attending remotely to speak: Scott Hayes.

ACTION: Motion by Commissioner Izant and seconded by Commissioner Saemann to adopt the resolution recommending the City Council approve Text Amendment 21-3 to the Hermosa Beach Municipal Code, Chapter 17.40, Section 17.40.230, to continue the City’s Short-term Vacation Rental Pilot Program for two additional years, and determine that the project is categorically exempt from the California Environmental Quality Act.

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

Absent: 0

Section III

HEARING

Section IV

11. Staff Items

- a. [REPORT 21-0615](#) 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](#)

- b. **Verbal report on City Council actions**
- c. **Verbal status report on major Planning projects**

- d. [REPORT 21-0614](#) Planning Commission November 16, 2021 Tentative Future Agenda

- Attachments:** [1. Planning Commission November 16, 2021 Tentative Future Agenda](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Izant to receive and file the November 16, 2021 tentative future agenda. The motion carried by the following vote:

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

Absent: 0

12. Commissioner Items

- a. **Discussion of Senate Bill 9, the "California Housing Opportunity and More Efficiency (Home) Act"**

Attending remotely to speak: Patrick Donegan, Assistant City Attorney.

13. Adjournment

ACTION: Motion by Commissioner Saemann and seconded by Vice Chair Pedersen to adjourn the meeting. The motion carried by the following vote:

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

Absent: 0

The meeting was adjourned at 8:45 PM.