



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Action Minutes - Draft

### Planning Commission

*Chair*

*Peter Hoffman*

*Vice Chair*

*Michael Flaherty*

*Commissioners*

*Rob Saemann*

*Marie Rice*

*David Pedersen*

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Tuesday, April 21, 2020

7:00 PM

Council Chambers

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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.

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1. Call to Order

2. Pledge of Allegiance

3. Roll Call

**Present:** 5 - Commissioner Rob Saemann, Chair Peter Hoffman, Vice Chair Michael Flaherty, Commissioner Marie Rice, and Commissioner David Pedersen

**Absent:** 0

All Planning Commissioners attended remotely.

**Also Present Remotely:** Ken Robertson, Community Development Director  
Patrick Donegan, Assistant City Attorney  
Nicole Ellis, Associate Planner  
Yuritzzy Randle, Assistant Planner  
Melanie Emas, Assistant Planner

4. Oral / Written Communications

#### Section I

**CONSENT CALENDAR**

- 5. [REPORT 20-0199](#) Approval of the February 18, 2020 Planning Commission Action Minutes

**Attachments:** [February 18, 2020 Planning Commission action minutes](#)

**ACTION:** Motion by Commissioner Flaherty and seconded by Commissioner Rice to approve the February 18, 2020 action minutes, as presented. The motion carried by the following vote:

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

**Absent:** 0

- 6. **Resolution(s) for Consideration - None**

- 7. [REPORT 20-0201](#) Information Only: Public Hearing Notices and Project Zoning Maps

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

**Section II**

**PUBLIC HEARING**

- 8. [REPORT 20-0204](#) Precise Development Plan Amendment PDP 20-1 request to convert restaurant space (formerly occupied by Abigail's) and retail space (currently occupied by Mike's Guitar Parlor) to an expanded and remodeled office space with façade modifications, resulting in a net expansion of 2,916 square feet at an existing commercial building located at 1301 Manhattan Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Draft PDP Resolution of Approval](#)
  - [2. P.C. Resolution No. 14-16](#)
  - [3. C.C. Reso No. 5803 and P.C. Reso No. 96-10](#)
  - [4. Site Photos](#)
  - [5. Applicant Narrative](#)
  - [6. Applicant Project Plans](#)
  - [7. Quitclaim Deed and NO 98 1238074](#)
  - [8. Notice Poster and Radius Map](#)
  - [9. Letter of support](#)
  - [10 Supplemental Correspondence added 3-16-20](#)
  - [11 Supplemental - Comments, added 4-21-20](#)

Calling in to speak: Brandon Strauss, Frank Buckley, Anthony Brower, Kevin Kilmer, Lee Pasteris, and Dave McGovern.

**ACTION:** Motion by Commissioner Flaherty and seconded by Commissioner Saemann to adopt the resolution, with the amendment below, approving Precise Development Plan Amendment 20-1 to convert a vacant restaurant space (formerly occupied by Abigail's) and a retail space (currently occupied by Mike's Guitar Parlor) to an expanded and remodeled office space with facade modifications, resulting in a net expansion of 2,916 square feet at an existing commercial building located at 1301 Manhattan Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

- 1. Update the date in Section Five, Conditions of Approval #1 from March 16 to April 21, 2020.

The motion carried by the following vote:

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

**Absent:** 0

**Section III**

**HEARING**

- 9. [REPORT 20-0193](#) S-21 #33 -- Determine that 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 614 Loma Drive.

- Attachments:** [1. Draft Resolution](#)  
[2. Applicant Submittal - Lot Survey](#)  
[3. Applicant Submittal - Site Photos](#)  
[4. Applicant Submittal - Soils Report](#)  
[5. Map of Nearby Convex Slope Determinations](#)  
[6. Public Notice Poster Verification](#)

Chair Hoffman recused himself.

Calling in to speak: Chrissie Grasso

**ACTION:** Motion by Commissioner Rice and seconded by Commissioner Saemann to approve the request determining the property to be a convex sloping lot and the use of alternative spot elevations for determining building height along the north and south property lines. The motion carried by the following vote, noting the recusal of Chair Hoffman:

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

**Absent:** 0

**Recused:** 1 - Chair Hoffman

10. [REPORT 20-0203](#) S-21 #34 - Determine that 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 1965 Manhattan Avenue.

- Attachments:** [1. Draft Resolution](#)  
[2. Applicant Submittal](#)  
[3. Site Photos](#)  
[4. Poster Verification](#)  
[5. Similar Slope Determinations](#)  
[6 Supplemental - Comments, added 4-21-20](#)

Calling in to speak: Robb Stroyke.

**ACTION:** Motion by Commissioner Saemann and seconded by Commissioner Flaherty to approve the request determining the property to be a convex sloping lot and the use of alternative spot elevations, excluding fill soils, for determining building height along the north and south property lines. The motion carried by the following vote:

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

**Absent:** 0

11. [REPORT 20-0195](#) S-21 #35 - Determine that 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 444 Ocean View Drive.

- Attachments:** [1. Draft Resolution](#)  
[2. Applicant Submittal \(Lot Survey, Site Photos, Soils Report\)](#)  
[3. Map of Nearby Convex Slope Determinations](#)  
[4. Public Notice Poster Verification](#)

Calling in to speak: Mike Walle and Mark Trotter.

**ACTION: Motion by Commissioner Pedersen and seconded by Commissioner Saemann to approve the request determining the property to be a convex sloping lot and the use of alternative spot elevations, excluding fill soils, for determining building height along the north and south property lines. The motion carried by the following vote:**

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

**Absent:** 0

**Section IV**

**12. Staff Items**

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

- c. [REPORT 20-0202](#) May 19, 2020 Planning Commission Tentative Future Agenda Items**

**Attachments:** [Planning Commission May 19, 2020 Tentative Future Agenda](#)

**ACTION: Motion by Commissioner Flaherty and seconded by Commissioner Saemann to receive and file the May 19, 2020 tentative future agenda. The motion carried by the following vote:**

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

**Absent:** 0

- d. [REPORT 20-0200](#) Community Development Department Activity Report of September 2019**

**Attachments:** [Community Development Department activity report of September 2019](#)

**ACTION: Motion by Commissioner Flaherty and seconded by Commissioner Pedersen to receive and file the September 2019 activity report. The motion carried by the following vote:**

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

Absent: 0

**13. Commissioner Items**

**a. Downtown Economic Development Sub-committee - Selection of 2 Planning Commission members**

**ACTION:** Chair Hoffman and Commissioner Pedersen were selected.

**14. Adjournment**

Motion by Commissioner Pedersen and seconded by Commissioner Rice to adjourn. The virtual meeting was adjourned at 9:25pm. The next scheduled meeting of the Planning Commission is Tuesday, May 19, 2020.

DRAFT