Regular Meeting Agenda
Tuesday, April 21, 2020
7:00 PM

Council Chambers
Planning Commission

Chair
Peter Hoffman

Vice Chair
Michael Flaherty

Commissioners
Rob Saemann
Marie Rice
David Pedersen

City Treasurer
Karen Nowicki

City Attorney
Michael Jenkins

Executive Team
Suja Lowenthal, City Manager
Nico De Anda-Scaia, Assistant to the City Manager

Viki Copeland, Finance Director
Marnell Gibson, Public Works Director
Michael McCrory, Interim Police Chief

Ken Robertson, Community Development Director
Vanessa Godinez, Human Resources Manager
Kelly Orta, Community Resources Manager
Note: No Smoking Is Allowed in The City Hall Council Chambers

THE PUBLIC COMMENT IS LIMITED TO THREE MINUTES PER SPEAKER

Planning Commission agendas and staff reports are available for review on the City's web site at www.hermosabeach.gov. Wireless access is available in the City Council Chambers for mobile devices:

Network ID: CHB-Guest, Password: chbguest

Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department during normal business hours from Monday through Thursday, 7:00 a.m. - 6:00 p.m. and on the City's website.

Final determinations of the Planning Commission may be appealed to the City Council within 10 days of the next regular City Council meeting date. If the 10th day falls on a Friday or City holiday, the appeal deadline is extended to the next City business day. Appeals shall be in written form and filed with the City Clerk's office, accompanied by an appeal fee. The City Clerk will set the appeal for public hearing before the City of Hermosa Beach City Council at the earliest date possible.

If you challenge any City of Hermosa Beach decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

To comply with the Americans with Disabilities Act (ADA) of 1990, Assistive Listening Devices will be available for check out at the meeting. If you need special assistance to participate in this meeting, please call or submit your request in writing to the Community Development Department at (310) 318-0242 at least 48 hours (two working days) prior to the meeting time to inform us of your needs and to determine if/how accommodation is feasible.

Public Participation

City Hall will be closed to the public until further notice. Members of the public may submit e-comments (instructions below) or email comments to communitydevelopment@hermosabeach.gov until 12:00 p.m. on the meeting date. Members of the public may also participate by phone.

TO PARTICIPATE BY PHONE:
1. Prior to 6:00 p.m. on the meeting date, email planning@hermosabeach.gov to be added to the speaker list. Please indicate which item you would like to speak on.
2. Dial-in 10 minutes prior to the start of the meeting:
   • Toll-Free Dial-in: 877-309-2073
   • Participant passcode: 510 957 837#
3. PLEASE MUTE YOUR PHONE UNTIL YOU ARE CALLED TO SPEAK. Comments from the public are limited to 3 minutes per speaker.

Submit your comments via eComment in three easy steps:
Note: Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information (i.e. phone numbers, addresses, etc) that you do not want to be published.

1. Go to the Agendas/Minutes/Video webpage and find the meeting you’d like to submit comments on. Click on the eComment button for your selected meeting.
2. Find the agenda item for which you would like to provide a comment. You can select a specific agenda item/project or provide general comments under the Oral/Written Communications item.
3. Sign in to your SpeakUp Hermosa Account or as a guest, enter your comment in the field provided, provide your name, and if applicable, attach files before submitting your comment.

e Comments can be submitted as soon as the meeting materials are published, but will only be accepted until 12:00 p.m. on the date of the meeting to ensure Planning Commission and staff have the ability to review comments prior to the meeting.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Oral / Written Communications

Anyone wishing to address the Commission regarding a matter not related to a public hearing on the agenda may do so at this time.

Section I

CONSENT CALENDAR

5. REPORT 20-0199 Approval of the February 18, 2020 Planning Commission Action Minutes
   Recommendation: To approve the Planning Commission action minutes of the February 18, 2020 regular meeting.
   Attachments: February 18, 2020 Planning Commission action minutes

6. Resolution(s) for Consideration - None

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   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.
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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).

Recommendation: Adopt the attached resolution 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 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

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.

Recommendation: Staff recommends the Planning Commission 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.
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

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.

    Recommendation: Staff recommends the Planning Commission 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.

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

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.

    Recommendation: Staff recommends the Planning Commission 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.

    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

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

   **Recommendation:** To receive and file the May 19, 2020 Planning Commission tentative future agenda items.

   **Attachments:** Planning Commission May 19, 2020 Tentative Future Agenda


d. **REPORT 20-0200**

   Community Development Department Activity Report of September 2019

   **Recommendation:** To receive and file the September 2019 Community Development Department activity report.

   **Attachments:** Community Development Department activity report of September 2019


13. **Commissioner Items**

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

14. **Adjournment**