

**MINUTES OF THE PLANNING COMMISSION MEETING OF THE  
CITY OF HERMOSA BEACH HELD ON JANUARY 21, 1997  
AT 7:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS**

Meeting called to order at 7:04 p.m. by Chmn. Tucker.

Pledge of Allegiance led by Comm. Perrotti.

**ROLL CALL**

Present: Comms. Merl, Perrotti, Pizer, Schwartz, Chmn. Tucker  
Absent: None  
Also Present: Sol Blumenfeld, Community Development Director  
Michael Schubach, Planning Director  
Sylvia Root, Recording Secretary

**CONSENT CALENDAR**

**Howard Longacre**, as a point of order, requested the December 3, 1997 Minutes, Resolutions P.C. 96-47 and 96-48 be pulled. He said the Commission should be concerned about its decisions, stating the City Council heard an appeal at its December 17, 1996 meeting without the legally-approved Minutes, and both Resolutions had already been heard by the Council. Director Blumenfeld responded the Council had received draft Minutes and Resolutions, along with the Staff Report. He said the final Resolutions were included in the Commission packets for final reading. Mr. Longacre continued to object to the Council hearing these items prior to final approval by the Commission. Mr. Longacre addressed the Minutes, Item #7, he said he had submitted a long letter on this subject of which the Minutes made no reference, objecting that neither the Commission nor City Council included letters in the Minutes. He requested his letter be included verbatim in the formal Minutes and the Minutes be brought back at the next meeting for recertification. Director Blumenfeld explained the Minutes were not a verbatim record, but were reasonably detailed. The letter is part of the record and was included in the Commission packets. Mr. Longacre said the written minutes are the only formal record maintained by the City, requesting this procedure be changed to include in the Minutes his name and the fact he had submitted a long letter. Comm. Perrotti agreed reference should be made to Mr. Longacre's letter and a summary included. Comm. Merl thought reference only was sufficient. The Commission discussed with Staff the possibility of including a summary of items received in the packets. Director Blumenfeld explained the City is required to keep an accurate description of occurrences of the meeting, but not required to keep a verbatim record.

***Per Commission direction - summary of written communication from Howard Longacre: Howard Longacre submitted a letter critical of the hotel and parking structure. Letter is on file in the Community Development Department.***

**Jim Lissner** said he had filed a letter of appeal after the applicant filed. His issue was not the storm drain. He said after the Council made its decision, and prior to today, a notice of

determination was filed with the County. He asked why Staff was bothering bringing these items back to the Commission, because it had no "say so" at all. Director Blumenfeld explained that unless there was a problem with the resolution, final Resolutions were brought back to the Commission for final reading, generally as a formality.

**MOTION** by Comm. Schwartz, Seconded by Comm. Merl, to **APPROVE** the December 3, 1996 Minutes with the addition of a listing of written correspondence received and part of the Commission packages.

AYES: Comms. Merl, Perrotti, Pizer, Schwartz, Chmn. Tucker  
NOES: None  
ABSENT: None  
ABSTAIN: None

Howard Longacre, referencing Resolution P.C. 96-47, said it was extremely important. It did not take into consideration the number of cars claimed to be in downtown garages and a Lot A parking structure development with county involvement in the development. He said the EIR did not address the excessive traffic flow on Pier Avenue, stating it did not meet CEQA requirements.

He compared Pier Avenue to the Redondo Beach Pier, requesting this Resolution not be approved. Director Blumenfeld explained the project analyzed in the Environmental Impact Report (EIR) was for one parking structure at Lot C. If another parking structure is to be developed, the County has requested they be considered in the process and another environmental analysis will be required. He also noted downtown traffic conditions were fully analyzed in the traffic study in the EIR. Mr. Longacre said the Commission was approving the level of density, reiterating the document was deficient.

**MOTION** by Comm. Merl, Seconded by Comm. Pizer, to **APPROVE** the following Consent Calendar item:

**Resolution P.C. 96-47** certifying the final Environmental Impact Report for the Hermosa Inn Hotel project and City parking structure; adopting the mitigation monitoring program; adopting the finding and facts in support of findings as required by the California Environmental Quality Act and adopting a statement of overriding consideration.

AYES: Comms. Merl, Perrotti, Pizer, Schwartz, Chmn. Tucker  
NOES: None  
ABSENT: None  
ABSTAIN: None

Howard Longacre said this item discussed parking Lot C, stating the document should include a legal description as to where Lot C is, since people did not know where the lot was. Director Blumenfeld said the EIR provides a thorough description by boundary and street for Lot C, commenting the location was defined in the EIR, Staff Report and approved Resolution. Comm. Perrotti felt Lot C was sufficiently delineated during discussions and in the reports.

**MOTION** by Comm. Perrotti, Seconded by Comm. Merl, to **APPROVE** the following Consent Calendar item:

**Resolution P.C. 96-48** approving a Conditional Use Permit, Precise Development Plan, Parking, and Vesting Tentative Tract Map No. 52158; and finding that the proposed conveyance of parking spaces in a City parking structure is consistent with the General Plan, all in conjunction with the proposed development of a 96 room hotel at 1300 The Strand and a public parking owned parking lot (Lot "C").

AYES: Comms. Merl, Perrotti, Pizer, Schwartz, Chmn. Tucker  
NOES: None  
ABSENT: None  
ABSTAIN: None

### **ORAL/WRITTEN COMMUNICATIONS**

**Howard Longacre** asked if the Commission had plans to study to reduce traffic flow into the City and noise within the City. Chmn. Tucker said the Commission had not been directed by Council to look at traffic flow or noise levels, noting noise was required to be maintained below a certain db level. Mr. Longacre said the town was no longer a pleasant place to live.

### **PUBLIC HEARINGS**

7. **CUP 96-13 – CONDITIONAL USE PERMIT TO ALLOW A PLANT NURSERY WITH OUTDOOR DISPLAY AT 1062 AVIATION BOULEVARD, LUCKY PLANTS.**

**Staff Recommended Action:** To approve said Conditional Use Permit.

Mr. Schubach said Staff found nothing unusual in the proposal and recommended approval of the application. He discussed the proposed landscaping and fencing with Commissioners.

Chairman Tucker opened the Public Hearing at 7:36 p.m. No one wished to speak, and Chmn. Tucker closed the Public Hearing at 7:36 p.m.

### **Discussion**

Comm. Schwartz wished to assure the side area display did not deepen and obscure the first parking space. Director Blumenfeld discussed means to demarcate the parking area. Chmn. Tucker requested an addition to Condition #4 to include a requirement to remove any barbed wire from the fence.

**MOTION** by Comm. Merl, Seconded by Comm. Schwartz, to **APPROVE** CUP 96-13 with the addition of Conditions requiring any barbed wire on fencing to be removed and requiring demarcation of the parking area.

AYES: Comms. Merl, Perrotti, Pizer, Schwartz, Chmn. Tucker  
NOES: None  
ABSENT: None  
ABSTAIN: None

Chairman Tucker stated the Commission's decisions were appealable within 10 days to the City Council.

**8. CUP 96-14 -- CONDITIONAL USE PERMIT TO ALLOW WOOD, MACHINE AND PLASTIC MANUFACTURING SHOPS AT 436 ARDMORE AVENUE**

**Staff Recommended Action:** To approve said Conditional Use Permit

Comm. Merl excused himself from participation due to possible conflict of interest, since he owns property within the area.

Mr. Schubach said this was an existing shop. Older businesses without C.U.P.'s are required to obtain and C.U.P. within a two year period. The applicant is complying with this requirement. Mr. Schubach said the buildings and landscaping are generally maintained in good condition, resulting in standard conditions being included in the proposed Resolution. He discussed striped parking with Comm. Schwartz. Several complaints had been received from neighbors regarding noise.

Chairman Tucker opened the Public Hearing at 7:44 p.m.

Marvin May, applicant, 436 Ardmore Avenue, said the building has been legal and non-conforming for a long time. He said the noise complaint was from a neighbor that used to be a friend to the shop owner and "had had a falling out" resulting in the nuisance complaints. That person moved one year ago, with no complaints being made since that time. He asked why he had to obtain a C.U.P., noting it was cheaper to get a permit rather than hire a lawyer. Mr. May has a small area on site used for developing toys, with another portion being rented to a cabinet maker. No toys were produced on site. Comm. Perrotti questioned the hours of operation on Sundays with Mr. May, who said surrounding noise was much louder than that generated by the cabinet shop. He explained residents were well insulated from noise by the building construction.

No one else wished to speak, and Chairman Tucker closed the Public Hearing at 7:49 p.m.

**Discussion**

Comm. Perrotti suggested restricted hours of operation of Sundays from 8:00 a.m. to 5:00 p.m. Comm. Pizer objected to a change, stating the business had been at this location for years with no problems.

