

# ACTION SHEET

## AGENDA

### PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

CITY HALL COUNCIL CHAMBERS  
1315 VALLEY DRIVE  
HERMOSA BEACH, CA 90254

August 17, 2004  
7:00 P.M.

Sam Perrotti                      Chairman  
Ron Pizer  
Peter Hoffman  
Kent Allen  
Richard Koenig

1. Pledge of Allegiance
2. Roll Call  
**ALL PRESENT.**
3. 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**

Any Planning Commissioner or public wishing to pull an item from below may request to do so at this time.

4. Approval of July 20, 2004 minutes  
**ACTION: APPROVED WITH MODIFICATION. (4-0; COMM.HOFFMAN ABSTAINED).**
5. Resolution(s) for adoption
  - a. **Resolution 04-28** approving an addition and remodel to an existing single family dwelling with nonconforming guest parking, and front yard, side yard and garage setbacks resulting in a greater than 50% increase in valuation at 760 Loma Drive.  
**ACTION: APPROVED (4-0; COMM.HOFFMAN ABSTAINED).**

Section II      **Public Hearing(s)**

6.      CUP 04-2 -- Conditional Use Permit amendment to an R-1 Planned Development for four single family homes to modify the retaining wall and landscaping areas at the rear of the homes at 1911, 1921, 1931 and 1941 Power Street (continued from June 15 and July 20, 2004 meetings).  
Staff Recommended Action: To continue to September 21, 2004 meeting.  
**ACTION: CONTINUED TO SEPTEMBER 21, 2004 MEETING (5-0).**
  
7.      CUP 04-3 -- Conditional Use Permit amendment to allow outdoor dining, on-sale general alcohol and extended hours of operation in conjunction with an existing restaurant at 2205 Pacific Coast Highway, Mama's Feast At Large (continued from July 20, 2004 meeting).  
Staff Recommended Action: 1) To approve the floor plan alterations, extended hours and outdoor dining. 2) To direct staff as deemed appropriate in regards to the request for on-sale general alcohol.  
**ACTION: CONTINUED TO SEPTEMBER 21, 2004 MEETING (5-0).**
  
8.      VAR 04-2 -- Variance to allow greater than 65% lot coverage; to allow greater than 100% increase in valuation while maintaining a nonconforming front yard; and to allow required open space not adjacent to a primary living area at 311 31st Street.  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: DENIED (5-0).**
  
9.      CON 04-18/PDP 04-19 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 61623 for a four-unit condominium at 598 1st Street.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (5-0).**
  
10.     CON 04-16/PDP 04-17 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061452 for a three-unit condominium at 445 Manhattan Avenue.  
Staff Recommended Action: To continue to September 21, 2004 meeting.  
**ACTION: CONTINUED TO SEPTEMBER 21, 2004 MEETING (5-0).**
  
11.     VAR 04-3 -- Variance to allow a three foot side yard rather than the required five feet at 111 34th Street and 3410 Hermosa Avenue.  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: DENIED (3-2; COMMS.HOFFMAN AND PERROTTI NO).**
  
12.     CON 04-17/PDP 04-18 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061822 for a two-unit condominium at 85 15th Street.  
Staff Recommended Action: To continue to September 21, 2004 meeting.  
**ACTION: CONTINUED TO SEPTEMBER 21, 2004 MEETING (5-0).**

13. Text amendment corrections to Sections 17.44.090 -- Off-Street Parking Location and 17.28.020 -- M-1 Permitted Use List.

Staff Recommended Action: To recommend approval of said text amendment corrections.

**ACTION: RECOMMENDED APPROVAL (5-0).**

### Section III     **Hearing(s)**

14. NR 04-2 -- Roof deck addition to an existing duplex with a nonconforming side yard resulting in the extension of an existing nonconforming side yard at 1085-1087 Monterey Boulevard (continued from June 15 and July 20, 2004 meetings).

Staff Recommended Action: To continue to September 21, 2004 meeting.

**ACTION: CONTINUED TO SEPTEMBER 21, 2004 MEETING (5-0).**

15. CON 00-15/PDP 00-16 -- Request for extension of a Vesting Tentative Parcel Map No. 26020 for a two-unit condominium at 852 and 856 Monterey Boulevard.

Staff Recommended Action: To extend the expiration date to August 15, 2005.

**ACTION: APPROVED STAFF RECOMMENDATION (5-0).**

### Section IV

16. Staff Items

- a. Report by the Historic Preservation Subcommittee on the proposed Historic Preservation Implementation Plan.

- b. Tentative future Planning Commission agenda.

- c. Community Development Department Activity Report of June, 2004.

- d. City Council minutes of July 13 and 27, 2004

**ACTION: RECEIVED AND FILED THE ABOVE 16A-D.**

17. Commissioner Items

18. Adjournment