

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**September 21, 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 August 17, 2004 minutes
ACTION: APPROVED (5-0).
5. Resolution(s) for adoption
 - a. **Resolution 04-29** denying requested Variance to the lot coverage requirement and maximum allowable valuation increase for a nonconforming structure in order to allow an addition and remodel of an existing single-family dwelling, resulting in 70.9% lot coverage rather than the maximum 65% and a 148.1% valuation increase rather the maximum 100% at 311 31st Street.
 - b. **Resolution 04-31** denying a requested Variance to allow a 3-foot side yard rather than the required 5-feet for a merged lot at 3410 Hermosa Avenue.
ACTION: APPROVED (5-0).

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, July 20 and August 17, 2004 meetings).
Staff Recommended Action: To require that the applicant provide a new public notice when plans and studies are completed.
ACTION: CONTINUED TO OCTOBER 19, 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 and August 17, 2004 meetings).
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: 1) DENIED REQUEST FOR GENERAL ALCOHOL (3-2; COMMS. PERROTTI AND PIZER NO). 2) DENIED OUTDOOR DINING (4-1; COMM. PERROTTI NO). 3) APPLICANT TO SIGN IRREVOCALBE LEASE FOR 15 OFF-SITE PARKING SPACES AND AGREEMENT FOR VALET PARKING (5-0). 4) APPROVED EXTENDED HOURS AND INTERIOR MODIFICATIONS (5-0).

8. 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 (continued from August 17, 2004 meeting).
Staff Recommended Action: To continue to October 19, 2004 meeting.
ACTION: CONTINUED TO OCTOBER 19, 2004 MEETING (5-0).

9. 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 (continued from August 17, 2004 meeting).
Staff Recommended Action: To continue to October 19, 2004 meeting.
ACTION: CONTINUED TO OCTOBER 19, 2004 MEETING (5-0).

10. CON 04-15/PDP 04-16 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map No. 061290 for an 18,000 square foot commercial building containing 54 commercial condominium units, and adoption of an Environmental Negative Declaration at 200 Pier Avenue.
Staff Recommended Action: To approve said request and adopt the Environmental Negative Declaration.
ACTION: APPROVED (5-0).

11. L-5 -- Determination of the legality on whether four dwelling units are legal nonconforming at 67 18th Street.
Staff Recommended Action: To determine that the fourth unit is legal and may contain a kitchen.
ACTION: APPROVED STAFF RECOMMENDATION (5-0).

12. CUP 04-4 -- Conditional Use Permit amendment for automobile sales in conjunction with an existing automobile repair business at 600 Pacific Coast Highway, Doctor Auto Tech.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).
13. CON 04-19/PDP 04-20 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 61742 for a two-unit condominium at 1054 - 1056 7th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED WITH MODIFICATIONS (5-0).
14. CON 04-20/PDP 04-21 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061567 for a two-unit condominium at 652 5th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0; COMM. HOFFMAN ABSTAINED).
15. PDP 04-22 -- Precise Development Plan to remodel an existing 5,152 square foot commercial building at 338 and 400 Pier Avenue.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).

Section III **Hearing(s)**

16. 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, July 20 and August 17, 2004 meetings).
Staff Recommended Action: To continue to October 19, 2004 meeting.
ACTION: CONTINUED TO OCTOBER 19, 2004 MEETING FOR APPLICANT TO APPLY FOR LEGAL DETERMINATION AND PAY NOTICING FEE (5-0).

Section IV

17. Staff Items
 - a. Tentative future Planning Commission agenda.
 - b. Community Development Department Activity Report of July, 2004.
 - c. City Council minutes of July 27, August 10 and 13, 2004**ACTION: RECEIVED AND FILED THE ABOVE 17A-C.**
18. Commissioner Items
19. Adjournment