

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**November 16, 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 October 19, 2004 minutes
ACTION: APPROVED (4-0; COMM. KOENIG ABSTAINED).
5. Resolution(s) for adoption

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, August 17, September 21 and October 19, 2004 meetings).
Staff Recommended Action: To continue to January 18, 2005 meeting and require that the applicant pay public noticing fee.
ACTION: CONTINUED TO JANUARY 18, 2005 MEETING (5-0).

7. 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, September 21 and October 19, 2004 meetings).
Staff Recommended Action: To continue to January 18, 2005 meeting and require that the applicant pay public noticing fee.
ACTION: CONTINUED TO JANUARY 18, 2005 MEETING (5-0).

8. CUP 04-5 -- Conditional Use Permit amendment to allow on-premises wine tasting in conjunction with an existing market with off-sale beer and wine at 302 Pier Avenue (continued from October 19, 2004 meeting).
Staff Recommended Action: To continue to January 18, 2005 meeting.
ACTION: CONTINUED TO FEBRUARY 15, 2005 MEETING PER APPLICANT'S REQUEST (5-0).

9. L-5 -- Determination of whether there are four legal dwelling units at 1533 Manhattan Avenue and 1534 Palm Drive (continued from October 19, 2004 meeting).
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: CONTINUED TO 12/1/04 MEETING PER APPLICANT'S REQUEST (5-0).

10. CON 04-22/PDP 04-24 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061509 for a two-unit condominium at 631 1st Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).

11. CON 04-23/PDP 04-25 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061602 for a two-unit condominium at 94 17th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).

Section III **Hearing**

12. A-14 -- Appeal of Community Development Director's decision regarding the grade used for the height measurement on a convex sloping lot at 226 34th Street.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: DETERMINATION WAS MADE THAT SUBJECT PROPERTY IS A CONVEX LOT (5-0).

Section IV

13. Staff Items
 - a. Review of Historic Preservation Plan.
 - b. Tentative future Planning Commission agenda.
 - c. Community Development Department Activity Report of September, 2004.
 - d. City Council minutes of October 26, 2004**ACTION: RECEIVED AND FILED (5-0).**

14. Commissioner Items