

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**January 18, 2005
7:00 P.M.**

Sam Perrotti Chairman
Ron Pizer
Peter Hoffman
Kent Allen
Richard Koenig

1. Pledge of Allegiance

2. Roll Call

COMM. ALLEN ABSENT.

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 December 1, 2004 minutes

ACTION: APPROVED (3-0; COMM.PERROTTI 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, October 19 and November 16, 2004 meetings).

Staff Recommended Action: To continue to February 15, 2005 meeting.

ACTION: CONTINUED TO FEBRUARY 15, 2005 MEETING (4-0).

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, October 19 and November 16, 2004 meetings).
Staff Recommended Action: To continue to February 15, 2005 meeting.
ACTION: CONTINUED TO FEBRUARY 15, 2005 MEETING (4-0).
8. L-5 -- Determination of whether there are four legal dwelling units at 1533 Manhattan Avenue and 1534 Palm Drive (continued from October 19, November 16 and December 1, 2004 meetings).
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: DETERMINATION WAS MADE THAT THIS IS A LEGAL NONCONFORMING UNIT (3-1; COMM. PERROTTI NO).
9. CON 05-1/PDP 05-1 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061509 for a two-unit condominium at 58 20th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED WITH MODIFICATIONS (3-0; COMM. HOFFMAN ABSTAINED).
10. CUP 04-8/PDP 04-27 -- Conditional Use Permit and Precise Development Plan for a new motor vehicle sales and repair business, and adoption of an Environmental Negative Declaration at 2775 Pacific Coast Highway.
Staff Recommended Action: To approve said request.
ACTION: APPROVED WITH MODIFICATIONS (4-0).
11. CUP 04-7 -- Conditional Use Permit to allow on-sale beer and wine in conjunction with an existing restaurant at 1501 Hermosa Avenue.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED (4-0).
12. CUP 05-1/VAR 05-1 -- Conditional Use Permit amendment to allow a permanent deck cover on the second floor deck, and seasonal tents for outdoor banquets on the upper level deck, and a Variance for these structures to exceed the maximum 30-foot height limit at 1301 Manhattan Avenue, The Union Cattle Co.
Staff Recommended Action: To deny said request.
ACTION: DENIED (3-0; COMM. KOENIG ABSTAINED).
13. CON 05-2/PDP 05-2 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 060182 for a two-unit condominium at 1600 Monterey Boulevard.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (3-0; COMM. HOFFMAN ABSTAINED).
14. TEXT 04-4 -- Text amendment regarding nonconforming buildings and uses.
Staff Recommended Action: To recommend approval of said Text Amendment.
ACTION: CONTINUED TO FEBRUARY 15, 2005 MEETING (4-0).

Section III **Hearings**

15. CON 02-16/PDP 02-20 -- Request for extension of a Vesting Tentative Parcel Map at 310 Monterey Boulevard.
Staff Recommended Action: To extend the expiration date by one year to December 4, 2005.
ACTION: APPROVED STAFF RECOMMENDATION (4-0).
16. A-14 -- Appeal of Director's decision regarding the grade used for height measurement at 429 24th Street.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED THAT THIS IS A CONVEX SLOPE LOT (4-0).
17. NR 05-1 -- Addition and remodel to an existing nonconforming single family residence in a commercial zone resulting in the removal of over 10% of existing floor area and linear feet of existing exterior walls at 64 10th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0).

Section IV

18. Staff Items
 - a. Annual review of Conditional Use Permits for restaurants.
ACTION: CONTINUE ENFORCEMENT PER STAFF RECOMMENDATIONS (4-0).
 - b. Interpretation of permitted floor area for Element Restaurant at 1320 Hermosa Avenue.
ACTION: DIRECTED THAT THE CHANGE IS A MINOR AMENDMENT (2-1; COMM.HOFFMAN NO AND COMM.KOENIG ABSTAINED).
 - c. Tentative future Planning Commission agenda.
 - d. Community Development Department Activity Report of November, 2004.
 - e. City Council minutes of November 23 and December 14, 2004.
ACTION: RECEIVED AND FILED 18C-E (4-0).
19. Commissioner Items