

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**February 15, 2005
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 January 18, 2005 minutes
ACTION: APPROVED WITH MODIFICATIONS (4-0; COMM.ALLEN ABSTAINED).

5. Resolution(s) for adoption

a. **Resolution P.C. 05-1** validating the legality of four dwelling units on the property at 1533 Manhattan Avenue and 1534 Palm Drive.
ACTION: APPROVED (3-1; COMM.PEROTTI NO AND COMM.ALLEN 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, July 20, August 17, September 21, October 19, November 16, 2004 and January 18, 2005 meetings).
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED WITH MODIFICATIONS (4-1;COMM. PIZER NO).
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, November 16, 2004 and January 18, 2005 meetings).
Staff Recommended Action: To approve said request.
ACTION: APPROVED (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 and November 16, 2004 meetings).
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED (5-0).
9. CON 05-4/PDP 05-4 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061508 for a two-unit condominium at 1634 Loma Drive.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).
10. CUP 05-2 -- Conditional Use Permit amendment to change from on-sale beer and wine to on-sale general alcohol in conjunction with an existing restaurant at 117 Pier Avenue, Hibachi Restaurant.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED (4-1;COMM.HOFFMAN NO).
11. CUP 05-3 -- Conditional Use Permit to allow a 2,925 square foot music academy and performing arts center within the Hermosa Pavilion at 1605 Pacific Coast Highway #285, Kids Kabaret.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).
12. GP 05-1/ZON 05-1 -- General Plan amendment from CC, Commercial Corridor, to MD, Medium Density Residential, and zone change from SPA7, Specific Plan Area No. 7, to R-2, Two-Family Residential, or to such other designation/zone as deemed appropriate by the Planning Commission, to allow the development of up to six residential units, and adoption of an Environmental Negative Declaration at 737 3rd Street.
Staff Recommended Action: To continue to March 15, 2005 meeting.
ACTION: CONTINUED TO MARCH 15, 2005 MEETING (5-0).

13. GP 05-2/ZON 05-2 -- General Plan amendment from CC, Commercial Corridor, to MD, Medium Density Residential, and zone change from SPA7, Specific Plan Area No. 7, to R-2, Two-Family Residential, or to such other designation/zone as deemed appropriate by the Planning Commission, to allow the development of up to two residential units, and adoption of an Environmental Negative Declaration at 722 1st Street.
Staff Recommended Action: To continue to March 15, 2005 meeting.
ACTION: CONTINUED TO MARCH 15, 2005 MEETING (5-0).

14. GP 05-3/ZON 05-3 -- General Plan amendment from CC, Commercial Corridor, to MD, Medium Density Residential, and zone change from SPA7, Specific Plan Area No. 7, to R-2, Two-Family Residential, or to such other designation/zone as deemed appropriate by the Planning Commission, to allow the development of up to four residential units, and adoption of an Environmental Negative Declaration at 7 Pacific Coast Highway and 730 1st Street.
Staff Recommended Action: To continue to March 15, 2005 meeting.
ACTION: CONTINUED TO MARCH 15, 2005 MEETING (5-0).

15. GP 05-4/ZON 05-4/CON 05-3/ PDP 05-3 -- General Plan Amendment from Neighborhood Commercial (NC) to High Density Residential (HD) and Zone Change from Neighborhood Commercial (C-1) to Multiple-Family Residential (R-3) or to such other designation/zone as deemed appropriate by the Planning Commission, and a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 26923 for a two-unit condominium, and adoption of an Environmental Negative Declaration at 19 2nd Street.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: CONTINUED TO APRIL 19, 2005 MEETING (5-0).

16. CON 05-5/PDP 05-5 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 62219 for a two-unit condominium at 918 Monterey Boulevard.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0;COMM. HOFFMAN ABSTAINED).

17. TEXT 04-4 -- Text amendment regarding nonconforming buildings and uses (continued from January 18, 2005 meeting).
Staff Recommended Action: To receive and review additional background information.
ACTION: CONTINUED TO MARCH 15, 2005 MEETING WITH STUDY (5-0).

Section III **Hearings**

18. SUB 03-1/VAR 02-4 -- Request for a one year extension of a Variance and Vesting Tentative Parcel Map No. 26464 for a two lot subdivision at 836 Beach Drive.
Staff Recommended Action: To extend the expiration date by one year to March 18, 2006.
ACTION: APPROVED A ONE YEAR EXTENSION TO MARCH 18, 2006 (5-0).

19. Report on Aloha Sharkeez (52 Pier Avenue) and Dragon Bar (22 Pier Avenue) Conditional Use Permits and code compliance.
Staff Recommended Action: To direct staff to 1) Continue code enforcement inspections

for three months and report back to the Planning Commission on Conditional Use Permit (CUP) and code compliance for the businesses. 2) Schedule CUP revocation/modification hearings if the businesses continue to operate in violation of their CUP or otherwise violate the Municipal Code.

ACTION: APPROVED STAFF RECOMMENDATION AND FORWARD THE PLANNING COMMISSION MEMO ON CUP AND CODE COMPLIANCE TO THE CITY COUNCIL (4-1; COMM. HOFFMAN NO).

Section IV

20. Staff Items

- a. Tentative future Planning Commission agenda.
- b. Community Development Department Activity Report of December, 2004.
- c. City Council minutes of January 11 and 25, 2005.

ACTION: RECEIVED AND FILED 20A-C (4-0).

21. Commissioner Items

22. Adjournment