

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**March 15, 2005
7:00 P.M.**

Sam Perrotti Chairman
Ron Pizer
Peter Hoffman
Kent Allen

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 February 15, 2005 minutes
ACTION: APPROVED WITH (4-0).
5. Resolution(s) for adoption
 - a. Resolution P.C. 05-8 approving an amendment to a Conditional Use Permit for an R-1 planning development to modify the retaining wall and landscaping areas at the rear of the residences at 1911, 1921, 1931 and 1941 Power Street.
 - b. Resolution P.C. 05-10 approving a Conditional Use Permit amendment to allow on-premises wine sampling in conjunction with a market with off-sale beer and wine at 302 Pier Avenue.

ACTION: APPROVED (4-0).

Section II **Public Hearing(s)**

6. 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 (continued from February 15, 2005 meeting).
Staff Recommended Action: The project was withdrawn by the applicant.
ACTION: PROJECT WITHDRAWN.

7. 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 (continued from February 15, 2005 meeting).
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: DENIED SAID REQUEST (2-1; COMM.ALLEN NO AND COMM. HOFFMAN RECUSED)

8. 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 (continued from February 15, 2005 meeting).
Staff Recommended Action: To deny said request.
ACTION: CONTINUED TO APRIL 19, 2005 MEETING.

9. CON 05-6/PDP 05-6 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map No. 62446 for a six-unit condominium at 640 - 644 Hermosa Avenue.
Staff Recommended Action: To continue to April 19, 2005 meeting.
ACTION: CONTINUED TO APRIL 19, 2005 MEETING.

10. CON 05-7/PDP 05-7 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061986 for a two-unit condominium at 511 25th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (3-0; COMM.HOFFMAN RECUSED).

11. PDP 05-8 -- Precise Development Plan for a two story 16,000 square foot indoor sports complex at 911 First Street.
Staff Recommended Action: To postpone the public hearing for the project to be properly evaluated and noticed pursuant to the requirements of the California Environmental Quality Act (CEQA).
ACTION: POSTPONED TO FUTURE DATE PER STAFF RECOMMENDATION.

12. VAR 05-2 -- Variance to allow an addition with no rear yard setback rather than the required 5 feet at 2010 Bayview Drive.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED (4-0).

13. CON 05-8/PDP 05-9 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 062441 for a two-unit condominium at 1427 Monterey Boulevard.
Staff Recommended Action: To approve said request and confirm convex slope determination.
ACTION: APPROVED (4-0).

14. TEXT 04-4 -- Text amendment regarding nonconforming buildings and uses (continued from February 15, 2005 meeting).
Staff Recommended Action: To continue to April 19, 2005 meeting.
ACTION: CONTINUED TO APRIL 19, 2005 MEETING.

15. TEXT 05-1 -- Text amendment to allow sign owners to substitute non-commercial speech on a commercial sign.
Staff Recommended Action: To recommend approval of said text amendment.
ACTION: RECOMMENDED APPROVAL (4-0).

Section III **Hearings**

16. NR 02-5 -- Addition and remodel to an existing nonconforming duplex in a R-1 zone resulting in removal of over 10% of linear feet of existing walls at 1224 10th Street.
Staff Recommended Action: To continue to April 19, 2005 meeting.
ACTION: CONTINUED TO APRIL 19, 2005 MEETING.

17. A 14 -- Appeal of Director's decision regarding the grade used for height measurement at 3317 Palm Drive.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED CONVEX SLOPE LOT (4-0).

18. A 14 -- Appeal of Director's decision regarding the grade used for height measurement at 551 2nd Street.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED CONVEX SLOPE LOT (4-0).

19. C-37 -- Finding of General Plan consistency for sale of surplus City property on 14th Street.
Staff Recommended Action: To find that the subject sale is consistent with the City's General Plan.
ACTION: APPROVED STAFF RECOMMENDATION (5-0).

Section IV

20. Staff Items

- a. Memorandum regarding rotation of Planning Commission chairmanship.
ACTION: COMM. RON PIZER TO BE CHAIRMAN FROM APRIL THROUGH DECEMBER, 2005.
- b. Tentative future Planning Commission agenda.
- c. Community Development Department Activity Report of January, 2005.
- d. City Council minutes of February 8 and 22, 2005.
ACTION: RECEIVED AND FILED 20B-D (4-0).

21. Commissioner Items

22. Adjournment