

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**April 19, 2005
7:00 P.M.**

Ron Pizer Chairman
Peter Hoffman
Kent Allen
Sam Perrotti

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 March 15, 2005 minutes
ACTION: APPROVED WITH (4-0).
5. Resolution(s) for adoption
 - a. Resolution P.C. 05-17 approving requested Variances to allow an addition to an existing nonconforming single family residence with no rear yard setback rather than the required 5 feet and a garage setback of 13.6 feet rather than the required 17 feet at Bayview Drive.
ACTION: APPROVED (4-0).

Section II **Public Hearing(s)**

6. GP 05-3/ZON 05-3 -- General Plan amendment from CC, Commercial Corridor, to MD, Medium Density Residential, and zone 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 and March 15, 2005 meetings).
Staff Recommended Action: To continue to May 17, 2005 meeting.
ACTION: CONTINUED TO MAY 17, 2005 MEETING.
7. 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 change 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 (continued from February 15, 2005 meeting).
Staff Recommended Action: To continue to May 17, 2005 meeting.
ACTION: CONTINUED TO MAY 17, 2005 MEETING.
8. 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 (continued from March 15, 2005 meeting).
Staff Recommended Action: To continue to May 17, 2005 meeting.
ACTION: CONTINUED TO MAY 17, 2005 MEETING.
9. PARK 05-1 -- Parking Plan for a proposed animal hospital to determine the aggregate amount of off-street parking spaces required pursuant to Section 17.44.080 at 536, 544 & 560 Pacific Coast Highway and 816 6th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0).
10. CON 05-9/PDP 05-10 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 62834 for a two-unit condominium at 927 15th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0).
11. CON 05-10/PDP 05-11 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 26664 for a two-unit condominium at 310 Monterey Boulevard.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0).
12. TEXT 04-4 -- Text amendment regarding nonconforming buildings and uses (continued from February 15 and March 15, 2005 meetings).
Staff Recommended Action: To continue to May 17, 2005 meeting.
ACTION: CONTINUED TO MAY 17, 2005 MEETING.

Section III **Hearings**

13. NR 05-2 -- 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 (continued from March 15, 2005 meeting).
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0).
14. NR 05-3 -- Nonconforming Remodel and Addition to allow a greater than 50% increase in valuation to an existing nonconforming single family dwelling at 902 15th Place.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0).
15. NR 05-4 -- Addition and remodel to an existing single family dwelling with nonconforming garage setback and guest parking resulting in a greater than 50% increase in valuation at 841 19th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0).
16. NR 05-5 -- Addition and remodel to an existing nonconforming single family dwelling guest parking resulting in a greater than 50% increase in valuation and a greater than 30% exterior wall removal at 250 33rd Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0).
17. A 14 -- Appeal of Director's decision regarding the driveway slope for a two-unit condominium project at 1042 7th Street.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: WITHDRAWN PER CITY ATTORNEY.
18. C-38 -- Finding of General Plan consistency for purchase of real property located at 552 11th Place.
Staff Recommended Action: To find that the subject purchase is consistent with the City's General Plan.
ACTION: APPROVED STAFF RECOMMENDATION (4-0).

Section IV

19. Staff Items
 - a. Tentative future Planning Commission agenda.
 - b. Community Development Department Activity Report of February, 2005.
 - c. City Council minutes of March 8 and 22, 2005.**ACTION: RECEIVED AND FILED 19A-C (4-0).**
20. Commissioner Items
21. Adjournment