

# **ACTION SHEET**

## **AGENDA**

### **PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH**

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

**May 17, 2005  
7:00 P.M.**

Ron Pizer                      Chairman  
Peter Hoffman  
Kent Allen  
Sam Perrotti  
Langley Kersenboom

1. Pledge of Allegiance
2. a. Commissioner Introduction - Langley Kersenboom  
b. Roll Call

**CHAIRMAN PIZER 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 April 19, 2005 minutes  
**ACTION: APPROVED (3-0; COMM. KERSENBOOM ABSTAINED).**

5. Resolution(s) for adoption

#### **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, March 15 and April 19, 2005 and meetings).

Staff Recommended Action: To continue to June 21, 2005 meeting.

**ACTION: CONTINUED TO JUNE 21, 2005 MEETING AND RENOTICE THE PROJECT (4-0).**

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 and April 19, 2005 meetings).  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: 1) DENIED THE GENERAL PLAN AMENDMENT AND ZONE CHANGE (4-0). 2) APPROVED THE CONDOMINIUM PROJECT SUBJECT TO CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT AND ZONE CHANGE (4-0).**
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 and April 19, 2005 meetings).  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (4-0).**
9. CON 05-11/PDP 05-12 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 063002 for a two-unit condominium at 42 15th Street.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (4-0).**
10. L-5 -- Determination of whether three dwelling units are legal nonconforming at 3212 Hermosa Avenue.  
Staff Recommended Action: To determine that the property contains two legal dwelling units consistent with City records.  
**ACTION: DETERMINED THAT THE 3RD UNIT IS ILLEGAL (4-0).**
11. L-5 -- Determination of whether an accessory dwelling unit is legal nonconforming at 1236 3rd Street.  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: DETERMINED THAT ACCESSORY DWELLING UNIT IS LEGAL, SUBJECT TO DEED RESTRICTION AND BUILDING PERMITS (4-0).**
12. TEXT 04-4 -- Text amendment regarding nonconforming buildings and uses (continued from February 15, March 15 and April 19, 2005 meetings).  
Staff Recommended Action: To continue to June 21, 2005 meeting.  
**ACTION: CONTINUED TO JUNE 21, 2005 MEETING.**

### Section III     **Hearings**

13. NR 05-6 -- Nonconforming remodel and addition to allow a greater than 50% increase in valuation to an existing nonconforming single family dwelling at 3320 Highland Avenue.

Staff Recommended Action: To approve said request.

**ACTION: APPROVED (4-0).**

14. NR 05-7 -- Addition and remodel to an existing nonconforming duplex in the R-2 zone with one parking space per unit at 650 8th Street.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (4-0).**
15. NR 05-8 -- Nonconforming remodel and addition to allow a greater than 50% increase in valuation to an existing nonconforming single family dwelling at 1540 Golden Avenue.  
Staff Recommended Action: To approve said request.  
**ACTION: CONTINUED TO JUNE 21, 2005 MEETING.**
16. A 14 -- Appeal of Director's decision to confirm height measurement on a convex sloping lot at 106 Hill Street.  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: APPROVED A CONVEX SLOPE (4-0).**
17. PDP 03-6/NR 03-5 -- Request for extension of a Precise Development Plan for expansion of an office building at 824 1st Street.  
Staff Recommended Action: To extend the expiration by one year to June 17, 2006.  
**ACTION: APPROVED STAFF RECOMMENDATION (4-0).**
18. S-3 -- Review of proposed sign for the Hermosa Beach Museum at the Community Center at 710 Pier Avenue.  
Staff Recommended Action: To approve said request.  
**ACTION: CONTINUED TO JUNE 21, 2005 MEETING.**

#### Section IV

19. Staff Items
  - a. Review of Fiscal Year 2005-2006 Capital Improvement Program (CIP) for conformance with the City's General Planning.  
**ACTION: FY 2005-06 CIP PROGRAM IS IN CONFORMANCE WITH CITY'S GENERAL PALN.**
  - b. Tentative future Planning Commission agenda.
  - c. Community Development Department Activity Report of March, 2005.
  - d. City Council minutes of April 12 and 26, 2005.  
**ACTION: RECEIVED AND FILED 19B-D (4-0).**
20. Commissioner Items
21. Adjournment