

# **ACTION SHEET**

## **AGENDA**

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

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

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

Ron Pizer                      Chairman  
Peter Hoffman  
Kent Allen  
Sam Perrotti  
Langley Kersenboom

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 July 21, 2005 minutes  
**ACTION: APPROVED (5-0).**
5. Resolution(s) for adoption

#### **Section II      Public Hearing(s)**

6. PARK 05-2/PDP 05-13 -- Precise Development Plan for a three-story mixed-use commercial building containing 29 room hotel and spa, and approximately 9,200 square feet of retail and office uses; and Parking Plan to allow payment of parking in-lieu fees to compensate for providing less than required parking on-site, and adoption of an Environmental Negative Declaration at 48-76 14th Street.

Staff Recommended Action: To approve said request.

**ACTION: APPROVED (5-0).**

7. CUP 05-4 -- Conditional Use Permit to allow a wireless telecommunications facility for Cingular Wireless on the City parking structure at 1301 Hermosa Avenue.  
Staff Recommended Action: To continue to August 16, 2005 meeting.  
**ACTION: CONTINUED TO AUGUST 16, 2005 MEETING (5-0).**
8. CON 05-16/PDP 05-18 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 063046 for a two-unit condominium at 1044 Sunset Drive.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (5-0).**
9. CON 05-17/PDP 05-19 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 62913 for a two-unit condominium at 842 Bard Street.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (5-0).**
10. CON 05-18/PDP 05-20 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 62914 for a two-unit condominium at 848 Bard Street.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (5-0).**
11. CON 05-19/PDP 05-21 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 062415 for a mixed use condominium project consisting of one commercial unit and one residential unit at 20 2nd Street.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (5-0).**
12. CON 05-20/PDP 05-22 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 063311 for a three-unit condominium at 427 11th Street.  
Staff Recommended Action: To continue to August 16, 2005 meeting for proper notice.  
**ACTION: CONTINUED TO AUGUST 16, 2005 MEETING (5-0).**
13. TEXT 04-4 -- Draft Text Amendment regarding nonconforming buildings and uses, Phase II.  
Staff Recommended Action: To recommend approval of a portion of said text amendment.  
**ACTION: RECOMMENDED APPROVAL. STAFF TO BRING BACK RESOLUTION AND SCHEDULE FOR PUBLIC HEARING AT NEXT MEETING (5-0).**

### Section III     **Hearings**

14. L-10 -- Lot merger determination to establish whether the property at 550 21st Street, comprised of four lots, shall be merged into one parcel.  
Staff Recommended Action: To determine that the property shall be merged into one parcel.  
**ACTION: CONTINUED TO AUGUST 16, 2005 MEETING TO GET CITY ATTORNEY CLARIFICATION OF ORDINANCE (4-1;COMM. ALLEN NO).**

15. NR 05-10 -- Nonconforming remodel and addition to allow a greater than 50% increase in valuation to an existing nonconforming single family dwelling at 1532 Prospect Avenue (continued from June 21, 2005 meeting).  
Staff Recommended Action: To continue to August 16, 2005 meeting.  
**ACTION: CONTINUED TO AUGUST 16, 2005 MEETING (5-0).**
16. NR 05-11 -- Nonconforming Remodel and addition to allow a greater than 50% increase in valuation to an existing nonconforming single family dwelling at 319 Hollowell Avenue.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (5-0).**
17. NR 05-12 -- Reconstruction of a building damaged more than 50% replacement cost and remodel to a nonconforming single family dwelling resulting in a greater than 50% increase in valuation at 1928 The Strand.  
Staff Recommended Action: To continue to August 16, 2005 meeting.  
**ACTION: CONTINUED TO AUGUST 16, 2005 MEETING (5-0).**

#### Section IV

18. Staff Items
  - a. Planning Division Work Program Fiscal Year 2005-06.
  - b. Tentative future Planning Commission agenda.
  - c. Community Development Department Activity Report of May, 2005.
  - d. City Council minutes of June 1 and 14, 2005.  
**ACTION: RECEIVED AND FILED 18A-D (5-0).**
19. Commissioner Items
20. Adjournment