

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**September 20, 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 August 16, 2005 minutes
ACTION: APPROVED (4-0;COMM. ALLEN ABSTAINED).
5. Resolution(s) for adoption
 - a. **Resolution P.C. 05-50** merging two contiguous lots on property commonly known as 550 21st Street.
ACTION: APPROVED (4-0;COMM. ALLEN ABSTAINED).

Section II Public Hearing(s)

6. L-5 -- Determination of whether six dwelling units are legal nonconforming at 668 - 674 4th Street (continued from June 21 and August 16, 2005 meetings).
Staff Recommended Action: To continue to October 18, 2005 meeting.
ACTION: CONTINUED TO OCTOBER 18, 2005 MEETING (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 (continued from July 19 and August 16, 2005 meetings).
Staff Recommended Action: To continue to October 18, 2005 meeting.
ACTION: CONTINUED TO OCTOBER 18, 2005 MEETING (5-0).

8. VAC 05-1 -- General Plan consistency review in connection with street vacation of unused right-of-way on Loma Drive and 8th Street at 760 Loma Drive.
Staff Recommended Action: To declare subject vacation of the unused portion of right-of-way is not in conflict with the City's General Plan.
ACTION: DECLARED THAT SUBJECT VACATION IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN (4-0;COMM. HOFFMAN RECUSED).

9. CUP 05-7 -- Conditional Use Permit amendment to allow a temporary tower for a wireless communication facility during construction, and to install permanent wireless communication facilities on the roof top after completion of the new office building at 200 Pier Avenue.
Staff Recommended Action: To approve said request.
ACTION: APPROVED AS AMENDED: 1) BRING BACK FINAL DESIGN FOR PERMANENT ANTENNA. 2) MOBILE ANTENNA NOT TO EXCEED 30' HEIGHT (5-0).

10. CUP 05-6 -- Conditional Use Permit for on-sale beer and wine in conjunction with a restaurant at 429 Pacific Coast Highway, California Sushi & Teriyaki.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED (5-0).

11. CUP 05-8 -- Conditional Use Permit amendment for a restaurant with on-sale alcohol to change the closing time from 12:00 midnight to 2:00 A.M. daily at 73 Pier Avenue, Mediterraneo.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: DENIED (3-2; COMMS.PERROTTI AND KERSENBOOM NO).

12. VAR 05-1 -- Variance to allow the construction of an 1,828 square-foot new single family dwelling on a half-lot with a 5-foot garage setback from the street rather than 17 feet; with no guest parking; a 3-foot rear setback rather than 5 feet; and greater than 100 square feet of required open space on the roof deck at 249 26th Street.
Staff Recommended Action: To approve the requested garage setback and rear yard, and direct staff as deemed appropriate regarding the requested relief from the guest parking and open space requirements.
ACTION: APPROVED (3-2;COMMS. HOFFMAN AND PERROTTI NO).

13. CON 05-23/PDP 05-25 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 063523 for a two-unit condominium at 1212 Cypress Avenue.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0; COMM. HOFFMAN RECUSED).

Section III **Hearing(s)**

14. A 14 -- Appeal of Director's decision regarding a proposed detached bathhouse as an accessory structure at 1921 Power Street.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: DETERMINED THAT THE DETACHED STRUCTURE IS A BATHHOUSE AND REQUIRES A DEED RESTRICTION (5-0).

Section IV

15. Staff Items

- a. Tentative future Planning Commission agenda.
- b. Community Development Department Activity Report of July, 2005.
- c. City Council minutes of August 9, 2005.

ACTION: RECEIVED AND FILED 15A-C (5-0).

16. Commissioner Items

17. Adjournment