

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**December 7, 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 November 15, 2005 minutes
ACTION: APPROVED (5-0).
5. Resolution(s) for adoption
 - a. **Resolution P.C. 05-66** validating the legality of two additional units, for a total of eleven dwelling units on the property, with eight in the front building and three in the rear building, at 66 11th Street.
 - b. **Resolution P.C. 05-67** validating the legality of one additional unit, for a total of five units on the property, with two in the front building at 668 and 670 4th Street and three in the rear buildings, 672, 674, and 674A 4th Street.
ACTION: APPROVED (5-0).

Section II **Public Hearing(s)**

6. VAR 05-5 -- Variances to lot coverage and open space requirements, and maximum allowable valuation increase for a nonconforming structure in order to allow an addition and remodel of an existing single-family dwelling, resulting in 70.9% lot coverage rather than the maximum 65%, a 214% valuation increase rather than the maximum 100%, and providing no open space directly adjacent and accessible to a primary living area at 311 31st Street.

Staff Recommended Action: To approve said request.

ACTION: APPROVED (5-0).

7. CUP 05-13 -- Conditional Use Permit to allow an auto repair and parts installation business at 843 Pacific Coast Highway, Exclusive Automotive.

Staff Recommended Action: To continue to January 17, 2006 meeting.

ACTION: TO CONTINUE TO JANUARY 17, 2006 MEETING (5-0).

8. TEXT 05-2 -- Text Amendment regarding outdoor display of retail merchandise on Pier Plaza (continued from November 15, 2005 meeting).

Staff Recommended Action: To recommend approval of said Text Amendment

ACTION: RECOMMEND APPROVAL OF SAID TEXT AMENDMENT (5-0).

Section III

Hearing(s)

9. L-10 -- Lot merger determination whether the property comprised of three lots shall be merged into one parcel at 838 Prospect Avenue.

Staff Recommended Action: To not merge the lots.

ACTION: LOTS NOT MERGED (4-0; COMMISSIONER KERSENBOOM RECUSED BECAUSE HE LIVES WITHIN 300 FEET OF PROJECT).

10. NR 05-14 -- Nonconforming remodel and addition to allow a greater than 50% increase in valuation to an existing nonconforming single family dwelling at 126 34th Street (continued from October 18 and November 15, 2005 meetings).

Staff Recommended Action: To continue to January 17, 2006 meeting.

ACTION: TO CONTINUE TO JANUARY 17, 2006 MEETING (5-0).

11. A-14 -- Appeal of Director's decision regarding the grade used for the height measurement on a convex sloping lot at 3311 Palm Drive.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: APPROVED CONVEX SLOPE LOT (5-0).

Section IV

12. Staff Items

- a. Memorandum regarding rotation of Planning Commission chairmanship.

- b. Tentative future Planning Commission agenda.
- c. Community Development Department Activity Report of October, 2005.
- d. City Council minutes of November 8, 2005.

ACTION: RECEIVED AND FILED 12A-D (5-0).

13. Commissioner Items

14. Adjournment