

# **ACTION SHEET**

## **AGENDA**

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

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

**April 18, 2006  
7:00 P.M.**

Peter Hoffman                      Chairman  
Kent Allen  
Sam Perrotti  
Langley Kersenboom  
Ron Pizer

1. Pledge of Allegiance
2. Roll Call  
**COMM. KERSENBOOM 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 March 21, 2006 minutes  
**ACTION: APPROVED (2-0; COMM. ALLEN AND CHMN. HOFFMAN ABSTAINED).**
5. Resolution(s) for adoption

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

6. PARK 03-4/PDP 03-11 -- Precise Development Plan and Parking Plan revocation/modification hearing related to parking operations at 1601 Pacific Coast Highway, Hermosa Pavilion, AKA 1605 Pacific Coast Highway.  
**Staff Recommended Action:** 1) To adopt the attached Resolution amending Resolution No. 03-45 to require that the property owner provide free parking for customers with

validation only during peak operating periods of the fitness club in order to increase use of the parking structure by the fitness club members and prevent spillover parking in the neighborhood; and 2) Re-evaluate the effectiveness of the validation program in six months to determine whether it is necessary to impose new conditions on the Parking Plan or repeal the mandatory validation program and initiate public parking measures to mitigate spill over neighborhood parking.

**ACTION: MODIFIED PARKING PLAN TO INCLUDE A CONDITION TO REQUIRE THAT THE PROPERTY OWNER PROVIDE 2 HOUR FREE PARKING FOR CUSTOMERS WITH VALIDATION AND RE-EVALUATE THE EFFECTIVENESS OF THE VALIDATION PROGRAM IN SIX MONTHS (3-1; CHMN. HOFFMAN NO).**

7. CUP 06-3 -- Conditional Use Permit to allow on-sale beer and wine in conjunction with a restaurant at 424 Pier Avenue, Crème de la Crepe (continued from March 21, 2006 meeting).  
Staff Recommended Action: To continue to October 17, 2006 meeting.  
**ACTION: CONTINUED TO OCTOBER 17, 2006 MEETING (4-0).**
8. PDP 06-3 -- Precise Development Plan to construct a second dwelling unit on a property in the R-2B zone at 33 16th Street.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (4-0).**
9. CON 06-5 -- Vesting Tentative Parcel Map No. 060571 for a three-unit condominium at 403, 405 & 407 11th Street.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (4-0).**
10. CON 06-6/PDP 06-5 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map No. 65466 for a six-unit condominium at 1906 and 1918 Pacific Coast Highway.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (4-0).**

### Section III

#### **Hearing(s)**

11. A-14 -- Appeal of Community Development Director's decision regarding the grade used for the height measurement on a convex sloping lot at 535 Gravely Court.  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: APPROVED CONVEX SLOPE (4-0).**
12. CON 04-3 -- Request for extension of Vesting Tentative Parcel Map No. 060971 for a two unit condominium at 233 Lyndon Street and 232 1st Court.  
Staff Recommended Action: To extend the expiration date by one year to March 16, 2007.  
**ACTION: APPROVED STAFF RECOMMENDATION (4-0).**

13. CON 06-7 -- Request for an one year extension of Vesting Tentative Parcel Map No. 060945 for a two unit condominium at 1107 Manhattan Avenue (AKA 1106 Palm Drive).  
Staff Recommended Action: To extend the expiration date by one year to March 16, 2007.  
**ACTION: APPROVED STAFF RECOMMENDATION (4-0).**

Section IV

14. Staff Items

- a. Aviation Corridor Specific Plan Status Report.
- b. Tentative future Planning Commission agenda.
- c. Community Development Department Activity Report of February, 2006.
- d. City Council minutes of March 14 and 28, 2006.

**ACTION: RECEIVED AND FILED.**

15. Commissioner Items

16. Adjournment

