

# **ACTION SHEET**

## **AGENDA**

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

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

**June 20, 2006  
7:00 P.M.**

Peter Hoffman                      Chairman  
Kent Allen  
Sam Perrotti  
Langley Kersenboom  
Ron Pizer

1. Pledge of Allegiance
2. Roll Call  
**RON PIZER 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 May 16, 2006 minutes  
**ACTION: APPROVED (4-0).**
5. Resolution(s) for adoption

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

5. L-5 -- Legal Determination for two dwelling units at 2108 Loma Drive (continued from May 16, 2006 meeting).  
Staff Recommended Action: Project withdrawn by the applicant.  
**ACTION: PROJECT WITHDRAWN.**

6. TEXT 05-3 -- Text amendment regarding small lot exception (continued from May 16, 2006 meeting).  
Staff Recommended Action: To recommend amendment to the R-1 small lot exception standards to: 1) Allow the required front yard to contribute to the opens space requirement; and 2) Increase lot coverage from 65% to 70%.  
**ACTION: RECOMMENDED APPROVAL OF STAFF RECOMMENDATION (3-0; COMM. PERROTTI RECUSED).**
7. CUP 06-4 -- Conditional Use Permit for on-sale alcohol in conjunction with a restaurant, Still Water Contemporary American Bistro, and Parking Plan amendment to modify the allocation of uses within the Hermosa Pavilion at 1601 Pacific Coast Highway #170, AKA 1605 Pacific Coast Highway.  
Staff Recommended Action: To approve said request.  
**ACTION: CONTINUED TO JULY 18, 2006 MEETING (4-0).**
8. PDP 06-4/PARK 06-1 -- Precise Development Plan and Parking Plan for a new 14,688 square foot commercial building containing office and retail uses using a combination of on-site parking and parking in-lieu fees to meet parking requirements, and adoption of an Environmental Negative Declaration at 338 and 400 Pier Avenue.  
Staff Recommended Action: To Continue the hearing, and advise the applicant that shared parking as a measure of the parking requirement will only be accepted if the parking is actually provided, and direct the applicant to develop an alternative plan to provide the needed parking on site by increasing parking and/or reducing the scope or changing the proposed uses within the project.  
**ACTION: CONTINUED TO JULY 18, 2006 MEETING (4-0).**
9. CON 06-8/PDP 06-7 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 66986 for a 2-unit condominium at 930 6th Street.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (4-0).**
10. CUP 91-24 -- Conditional Use Permit review and modification for automobile repair and office businesses: German Motors, Asenka's Auto Center and Les Frame at 725 5th Street, AKA 715 5th Street.  
Staff Recommended Action: Direct staff to return with a resolution for consideration at the next Planning Commission meeting.  
**ACTION: CONTINUED TO JULY 18, 2006 MEETING (4-0).**

Section III

**Hearing(s)**

11. A-14 -- Appeal of Director's Decision to request for a 2,237 sq. ft. lot to be considered a small lot (per Section 17.08.030 (L) of the Zoning Code) to allow an exception to open space standards for a new single family project at 1206 2nd Street.  
Staff Recommended Action: To declare as small lot by minute order.  
**ACTION: APPROVED STAFF RECOMMENDATION (4-0).**

12. A-14 -- Appeal of Director's Decision to request for a 2,249 sq. ft. lot to be considered a small lot (per section 17.08.030(L) of the Zoning Code) to allow an exception to open space standards for an addition/remodel of a single family home at 1222 2nd Street.  
Staff Recommended Action: To declare as small lot by minute order.  
**ACTION: APPROVED STAFF RECOMMENDATION (4-0).**
  
14. CON 04-12/PDP 04-13 -- Request for extension of a Vesting Tentative Parcel Map No. 061457 for a 3-unit condominium at 1309 Cypress Avenue.  
Staff Recommended Action: To extend the expiration date by one year to June 15, 2007.  
**ACTION: APPROVED STAFF RECOMMENDATION (4-0).**
  
15. A-14 -- Appeal of Director's Decision for interpretation of SPA7 zone provisions, & reduced turning radius for wider parking stalls at 722 1st Street.  
Staff Recommended Action: 1) To determine that the subject property can be developed with a commercial use pursuant to Section 17.38.300(D), because of the historical use of the property as storage for an automobile dealership. 2) To allow reduced turning radius for wider parking stalls on a proposed office project using the dimensional standards that apply to residential projects.  
**ACTION: APPROVED STAFF RECOMMENDATION (4-0).**

#### Section IV

16. Staff Items
  - a. Aviation Corridor Specific Plan Status Report.
  - b. Tentative future Planning Commission agenda.
  - c. Community Development Department Activity Report of April, 2006.
  - d. City Council minutes of May 9 and 23, 2006.**ACTION: RECEIVED AND FILED.**
  
17. Commissioner Items
  
18. Adjournment

