

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

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

Peter Hoffman Chairman
Kent Allen
Sam Perrotti
Langley Kersenboom
Ron Pizer

1. Pledge of Allegiance
2. Roll Call
COMMISSIONER SAM PERROTTI 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 July 18, 2006 minutes
ACTION: APPROVED (3-1; COMM.PIZER ABSTAINED).
5. Resolution(s) for adoption
 - a. **Resolution P.C. 06-18** recommending amending the development standards of the R-1 zone, pertaining to the exceptions for small lots.
ACTION: APPROVED (3-1; COMM.PIZER ABSTAINED).

Section II **Public Hearing(s)**

6. CUP 06-4 -- Conditional Use Permit for on-sale general 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 (continued from June 20, 2006 meeting).
Staff Recommended Action: Direct staff as deemed appropriate from the following alternatives: 1) Approve the request subject to the conditions of approval contained in the attached resolution; or 2) Consider the building parking problems that have occurred over the last six months and advise the applicant to resubmit the project permit application once it has been demonstrated that building spillover parking has been resolved.
ACTION: CONTINUED TO AUGUST 15, 2006 MEETING TO ALLOW FULL COMMISSION CONSIDERATION (4-0).

7. 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 (continued from June 20, 2006 meeting).
Staff Recommended Action: To continue to the August 15, 2006 meeting.
ACTION: CONTINUED TO AUGUST 15, 2006 MEETING TO ALLOW APPLICANT TO REVISE PLANS TO COMPLY WITH COMMISSION DIRECTION (4-0).

8. LLA 06-1 -- Lot line adjustment to reconfigure the properties at 726 Prospect Avenue and 1120 8th Street into three parcels fronting on 8th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (3-0; COMM. KERSENBOOM RECUSED).

9. 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 (continued from June 20, 2006 meeting).
Staff Recommended Action: To continue to the August 15, 2006 meeting.
ACTION: CONTINUED TO AUGUST 15, 2006 MEETING TO ALLOW COMPLAINANT TO PARTICIPATE IN HEARING (4-0).

10. CUP06-5/PDP 06-6 -- Conditional Use Permit amendment and Precise Development Plan to allow an expansion to an existing motor vehicle repair business, and adoption of an Environmental Negative Declaration at 1001 and 1017 Aviation Boulevard, Ocean Service and Tires.
Staff Recommended Action: To approve said request and adopt the Environmental Negative Declaration.
ACTION: APPROVED (4-0).

11. CUP 06-6 -- Conditional Use Permit to allow outside dining in conjunction with an existing restaurant at 1025 Pacific Coast Highway, Rocky Cola Cafe.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0).

12. CUP 06-7/PARK 06-3 -- Conditional Use Permit amendment to add 180 square feet to an existing restaurant with on-sale alcohol and Parking Plan to pay in lieu fees for the required parking at 1320 Hermosa Avenue, The Shore.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: CONTINUED TO SEPTEMBER 19, 2006 MEETING TO ALLOW APPLICANT TO PREPARE ALTERNATIVE PARKING PROGRAM (4-0).

Section III

Hearing(s)

13. CON 04-11/PDP 04-12 -- Request for extension of a Vesting Tentative Parcel Map No. 61318 for a 2-unit condominium at 315 - 317 Hopkins Avenue.

Staff Recommended Action: To extend the expiration date by one year to June 14, 2007.

ACTION: APPROVED STAFF RECOMMENDATION (4-0).

Section IV

14. Staff Items

- a. Bi-annual review of the acoustical study for The Pitcher House at 142 Pacific Coast Highway.
- b. Tentative future Planning Commission agenda.
- c. Community Development Department Activity Report of April, 2006.
- d. City Council minutes of June 1 and 13, 2006.

ACTION: RECEIVED AND FILED.

15. Commissioner Items

16. Adjournment