

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

August 15, 2006
7:00 P.M.

Peter Hoffman Chairman
Kent Allen
Sam Perrotti
Langley Kersenboom
Ron Pizer

1. Pledge of Allegiance
2. Roll Call
CHAIRMAN PETER HOFFMAN 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 AS AMENDED (3-1; COMM.PERROTTI ABSTAINED).
5. Resolution(s) for adoption

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 and July 18, 2006)

meetings).

Staff Recommended Action: To 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: APPROVED WITH MODIFICATIONS (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 and July 18, 2006 meetings).

Staff Recommended Action: To approve said request.

ACTION: APPROVED WITH MODIFICATIONS (4-0).

8. 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 and July 18, 2006 meetings).

Staff Recommended Action: To direct staff to return with a resolution for consideration at the next Planning Commission meeting.

ACTION: APPROVED WITH MODIFICATIONS (4-0).

9. VAR 06-2 -- Variance to allow the expansion of an existing single family dwelling with three foot side yard rather than the required four feet, an interior garage depth of 19 feet rather than 20 feet and a three foot rear yard rather than the required five feet at 635 Hermosa Avenue.

Staff Recommended Action: To continue to the September 19, 2006 meeting.

ACTION: CONTINUED TO SEPTEMBER 19, 2006 MEETING (4-0).

10. CON 06-9/PDP 06-8 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 67610 for a two-unit condominium at 421 Monterey Boulevard.

Staff Recommended Action: To continue to the September 19, 2006 meeting.

ACTION: CONTINUED TO SEPTEMBER 19, 2006 MEETING (4-0).

11. VAR 06-3 -- Variance to allow a zero foot front yard setback rather than the required seven feet at 311 31st Street.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: APPROVED (3-1; COMMISSIONER PIZER NO).

Section III **Hearing(s)**

12. A-14 -- Appeal of Director's decision to base the height measurement on a convex sloping lot at 1934 Ardmore Avenue.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: APPROVED CONVEX SLOPE (4-0).

13. CON 04-15/PDP 04-16 -- Request for extension of a Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map No. 061290 for a 54-unit commercial condominium at 200 Pier Avenue.

Staff Recommended Action: To extend the expiration date by one year to October 26, 2007.

ACTION: APPROVED STAFF RECOMMENDATION (4-0).

Section IV

14. Staff Items

- a. Tentative future Planning Commission agenda.
- b. Community Development Department Activity Report of June, 2006.
- c. City Council minutes of June 27 and July 11, 2006.

ACTION: RECEIVED AND FILED.

15. Commissioner Items

16. Adjournment