

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

September 19, 2006
7:00 P.M.

Peter Hoffman Chairman
Kent Allen
Sam Perrotti
Langley Kersenboom
Ron Pizer

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.

- a. Report on Pier Avenue Improvement Project, presented by Public Works Director Rick Morgan.

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 August 15, 2006 minutes
ACTION: APPROVED AS AMENDED (4-0; CHMN. HOFFMAN ABSTAINED).
5. Resolution(s) for adoption
 - a. Resolution P.C. 06-24 modifying conditions of approval of a previously approved Master Conditional Use Permit for two automotive repair businesses and an office at 725 5th Street (AKA 715 5th Street).

- b. Resolution P.C. 06-25 approving a Variance to the front yard requirement to allow no front yard (a zero foot front setback) rather than the required seven feet at 311 31st Street.

ACTION: APPROVED (4-0; CHMN. HOFFMAN ABSTAINED).

Section II Public Hearing(s)

6. 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 (continued from July 18, 2006 meeting).

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

ACTION: CONTINUED TO OCTOBER 17, 2006 MEETING (5-0).

7. SUB 06-1 -- Vesting Tentative Parcel Map No. 66165 to allow the subdivision of a property, containing approximately 17,000 square feet, into three parcels each containing at least 5,400 square feet at 1775 & 1779 Valley Drive and 590 18th Street.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: APPROVED (5-0).

8. 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 less than required open space at 635 Hermosa Avenue.

Staff Recommended Action: To approve said request.

ACTION: APPROVED (4-1;CHMN.HOFFMAN NO).

9. 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 (continued from August 15, 2006 meeting).

Staff Recommended Action: To approve said request.

ACTION: APPROVED WITH MODIFICATIONS (5-0).

10. CON 06-13/PDP 06-12 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 67274 for a three-unit condominium at 520 8th Street.

Staff Recommended Action: To approve said request.

ACTION: APPROVED (5-0).

Section III Hearing(s)

11. A-14 -- Appeal of Director's decision regarding a proposed kitchen in a pool house at 1911 Power Street.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: DETERMINED THAT POOL HOUSE IS PERMITTED AS "BATHHOUSE" WITH WET BAR INCORPORATED (SINK, REFRIGERATOR AND DISPOSAL) SUBJECT TO DEED RESTRICTION (5-0).

Section IV

12. Staff Items

- a. Memorandum regarding rotation of Planning Commission chairmanship
ACTION: COMM. KENT ALLEN WILL SERVE CHAIRMANSHIP 10/06-6/07.
- b. Tentative future Planning Commission agenda.
- c. Community Development Department Activity Report of July, 2006.
- d. City Council minutes of July 25 and August 8, 2006.
ACTION: RECEIVED AND FILED.

13. Commissioner Items

14. Adjournment