

# **ACTION SHEET**

## **AGENDA**

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

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

**October 17, 2006  
7:00 P.M.**

Kent Allen                      Chairman  
Langley Kersenboom  
Sam Perrotti  
Ron Pizer  
Peter Hoffman

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.

#### **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 September 19, 2006 minutes  
**ACTION: APPROVED (5-0).**
5. Resolution(s) for adoption
  - a. **Resolution P.C. 06-26** approving a Vesting Tentative Parcel Map No. 66165 for a three lot subdivision at 590 18th Street and 1775 and 1779 Valley Drive.  
**ACTION: APPROVED (5-0).**

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 and September 19, 2006 meetings).  
Staff Recommended Action: To continue to the April 17, 2007 meeting as requested by the applicant and re-notice the public hearing.  
**ACTION: CONTINUED TO APRIL 17, 2007 MEETING (5-0).**
  
7.    CON 06-12/PDP 06-11/PARK 06-5 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map No. 67748 for a new 19,000 square foot three-story commercial building with basement parking containing office, snack shop, and restaurant uses and outside dining, divided into up to 35 condominium units (33 office units on the upper floors and one restaurant and one snack shop unit on the ground floor), and a Parking Plan to base the parking requirements on the peak shared parking requirements of the proposed uses and to pay parking in-lieu fees to compensate for providing less than required parking on site, and adoption of an Environmental Negative Declaration at 1429 Hermosa Avenue.  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: APPROVED (5-0).**
  
8.    CON 06-11/PDP 06-10/TEXT 06-4 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map No. 67594 for an eight-unit residential condominium development and Text Amendment to the SPA-5 zone (Specific Plan Area No. 5) to the lot coverage requirement, and adoption of an Environmental Negative Declaration at 731,737 and 739 21st Street.  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: DENIED THE TEXT AMENDMENT (4-1; COMM. HOFFMAN NO) AND CONTINUED THE CONDOMINIUM TO THE NOVEMBER 21, 2006 MEETING FOR THE APPLICANT TO RE-DESIGN THE PROJECT (5-0).**
  
9.    CUP 06-9 -- Conditional Use Permit for a car wash (auto detailing) within the Hermosa Pavilion parking structure at 1601 Pacific Coast Highway, AKA 1605 Pacific Coast Highway.  
Staff Recommended Action: 1) To 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; or 2) Approve the subject Conditional Use Permit.  
**ACTION: APPROVED (3-2; COMMISSIONERS PERROTTI AND HOFFMAN NO).**
  
10.    LLA 06-2/VAR 06-4 -- Lot line adjustment to realign two existing lots that front on Hermosa Avenue, to instead front on 23rd Street, and a Variance to allow one of the proposed new single family dwellings with a 9-foot garage setback from Hermosa Avenue rather than the required 17-feet at 2231 Hermosa Avenue.  
Staff Recommended Action: To direct staff as deemed appropriate regarding the Lot Line

Adjustment. If the Lot Line Adjustment is approved, staff recommends approval of the Variance.

**ACTION: APPROVED LOT LINE ADJUSTMENT; APPROVED VARIANCE (5-0).**

11. TEXT 04-4 -- Text amendment amending Chapter 17.52, Nonconforming Ordinance, Reconstruction of Damaged Nonconforming Buildings.

Staff Recommended Action: To recommend approval of said Text Amendment.

**ACTION: RECOMMENDED APPROVAL (5-0).**

Section III     **Hearing(s)**

12. CON 04-16/PDP 04-17 -- Request for extension of the Vesting Tentative Parcel Map No. 061452 for a 3-unit condominium at 445 Manhattan Avenue.

Staff Recommended Action: To extend the expiration date by one year to October 19, 2007.

**ACTION: APPROVED (5-0).**

13. CUP -01-1 -- Review of the Conditional Use Permit for on-sale alcohol, live entertainment and outside dining for Saffire / Pointe 705 at 705 Pier Avenue.

Staff Recommended Action: To direct staff to set the matter for revocation/modification hearing.

**ACTION: SET THE MATTER FOR PUBLIC HEARING ON NOV. 21, 2006 (5-0).**

Section IV

14. Staff Items

- a. Interpretation of a minor modification to a Conditional Use Permit in regards to consistency with a previously approved landscape plan at 801-813 20th Street, AKA 2006, 2014 & 2024 Pacific Coast Highway.

**ACTION: DIRECT APPLICANT TO PLANT MATURE 10'-12' HIGH PALMS ON PACIFIC COAST HIGHWAY PER APPROVED LANDSCAPE PLAN (5-0).**

- b. Tentative future Planning Commission agenda.

- c. Community Development Department Activity Report of August, 2006.

- d. City Council minutes of September 12 and 26, 2006.

**ACTION: RECEIVED AND FILED.**

15. Commissioner Items

16. Adjournment

