

# **ACTION SHEET**

## **AGENDA**

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

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

**November 21, 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 October 17, 2006 minutes  
**ACTION: DEFERRED TO DECEMBER 6, 2006 MEETING.**
5. Resolution(s) for adoption
  - a. **Resolution P.C. 06-30** approving a Precise Development Plan to construct a new 19,000 square foot three-story commercial building with basement parking containing office, snack shop, and restaurant uses; a Conditional Use Permit for a commercial condominium and Vesting Tentative Tract Map No. 67748 to divide the building 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); a Conditional Use Permit for outdoor seating

for the restaurant and snack shop; 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 a Mitigated Negative Declaration of environmental impacts, located on property at 1429 Hermosa Avenue.

- b. **Resolution P.C. 06-33** approving a lot line adjustment to realign two lots, and a Variance to allow a new single family dwelling on one of the lots with a 9-foot garage setback from Hermosa Avenue rather than the required 17 feet, at 2231 Hermosa Avenue.
- c. **Resolution P.C. 06-34** recommending amending the Zoning Ordinance pertaining to reconstruction of nonconforming commercial buildings.

**ACTION: APPROVED WITH MODIFICATIONS TO ITEM NO. 5A (5-0).**

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

- 6. CUP 01-1 -- Modification or Revocation of the Conditional Use Permit for on-sale alcohol, live entertainment with two stages and additional bar and added seating, outside dining and outside waiting area in conjunction with a restaurant at 705 Pier Avenue, Club 705/Saffire.  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: CONTINUED TO THE DECEMBER 6, 2006 MEETING FOR PROPER NOTICING (5-0).**
- 7. 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 adoption of an Environmental Negative Declaration, and P.C. Resolution 06-31 to deny the proposed amendment to the Zoning Ordinance pertaining to maximum lot coverage of buildings within the Specific Plan Area No. 5 zone at 731,737 and 739 21st Street (continued from October 17, 2006 meeting).  
Staff Recommended Action: To adopt P.C. Resolution 06-31 and continue the condominium project to the December 6, 2006 meeting.  
**ACTION: ADOPTED RESOLUTION P.C. 06-31 DENYING THE TEXT AMENDMENT AND CONTINUED THE CONDOMINIUM PROJECT TO THE DECEMBER 6, 2006 MEETING (5-0).**

## Section III      **Hearing(s)**

- 8. CON 04-23/PDP 04-25 -- Request for extension of the Vesting Tentative Parcel Map No. 061602 for a two-unit condominium at 94 17th Street.  
Staff Recommended Action: To extend the expiration date by one year to November 16, 2007.  
**ACTION: APPROVED (5-0).**

## Section IV

- 9. Staff Items
  - a. Memorandum regarding Aviation Corridor Study.

- b. Tentative future Planning Commission agenda.
- c. Community Development Department Activity Report of September, 2006.
- d. City Council minutes of October 10 and 24, 2006.

**ACTION: RECEIVED AND FILED.**

10. Commissioner Items

11. Adjournment