

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**January 16, 2007
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 December 6, 2007 minutes
ACTION: APPROVED (5-0).
5. Resolution(s) for adoption
 - a. **Resolution P.C. 06-34** to deny a Conditional Use Permit amendment to allow televisions in the outdoor patio area, for an existing restaurant with on-sale general alcohol and live entertainment, at 22 Pier Avenue.
ACTION: APPROVED (5-0).

Section II **Public Hearing(s)**

6. TEXT 06-3 -- Text Amendment regarding Lot Mergers to consider clarifications and/or modifications to the subdivision ordinance text (Chapter 16.20 Merger of Parcels) and definition of "block" in the Zoning Ordinance (Chapter 17) pertaining to the requirement to merge adjacent parcels under common ownership that include substandard lot sizes or widths, when an existing building straddles the property line. The majority of parcels subject to this merger requirement have already been merged (in the years 1987 – 1990), however, a limited number remain. The purpose of the amendment is to clarify the circumstances where a lot merger may be required; to expand noticing requirements; and to consider limiting the mergers to R-1 zoned properties. The general purpose of the lot merger ordinance is to prevent the future development of substandard sized parcels that are not consistent with existing parcels on the same block.

Staff Recommended Action: To consider revisions to the lot merger ordinance, take testimony, and continue the hearing to the next meeting to ensure adequate public input on the matter.

ACTION: CONTINUED TO FEBRUARY 20, 2007 MEETING AND FOLLOW FULL NOTICING PROCEDURE WHEN MERGING DEVELOPABLE LOTS (5-0).

7. 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 (continued from November 21 and December 6, 2006 meetings).

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: APPROVED DRAFT RESOLUTION TO MODIFY THE CONDITIONAL USE PERMIT INCLUDING LIMITS ON HOURS OF OPERATION TO 12:00 MIDNIGHT AND TO PROHIBIT LIVE ENTERTAINMENT AND DANCING (5-0).

8. VAR 07-1 -- Variance to side yard and parking setback requirements for an expansion to an existing substandard garage to accommodate a complying two-car garage as necessary for a second story addition at 1144 2nd Street.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: DENIED, PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING (4-1; COMMISSIONER KERSENBOOM NO).

9. CUP 07-1 -- Conditional Use Permit to allow a massage therapy business at 1093 ½ Aviation Boulevard.

Staff Recommended Action: To approve subject request.

ACTION: DENIED, PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING, FOR LACK OF PARKING (5-0).

Section III **Hearing(s)**

10. PDP 03-11 / PARK 03-4 -- Six month review of the modified Parking Plan regarding two hour free parking validation program at 1601 Pacific Coast Highway, Hermosa Pavilion.

Staff Recommended Action: To table this review until the final phase of the Hermosa Pavilion (Stillwater Bistro and retail uses) have been occupied for six months.

ACTION: APPROVED STAFF RECOMMENDATION (5-0).

11. C-36 -- Annual review and report on Conditional Use Permit compliance for Pier Plaza and downtown area businesses.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: CONTINUED ISSUANCE OF CITATIONS BY THE COMMUNITY DEVELOPMENT AND POLICE DEPARTMENTS FOR VIOLATIONS (5-0).

12. TEXT 06-5 -- Status report in regard to a Special Study to initiate a General Plan Text Amendment, General Plan Map Change, and Zone Change for Civic Center, City Yard, Community Services, and the Community Center properties.

Staff Recommended Action: To receive subject status report.

ACTION: CONTINUED TO FEBRUARY 20, 2007 MEETING (5-0).

Section IV

13. Staff Items

- a. Draft sustainability guidelines for residential development.

ACTION: DIRECT STAFF TO RETURN WITH MORE INFORMATION.

- b. Tentative future Planning Commission agenda.

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

- d. City Council minutes of November 14 and 28, 2006.

RECEIVED AND FILED (5-0).

14. Commissioner Items

15. Adjournment