

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**February 20, 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 January 16, 2007 minutes
ACTION: APPROVED (5-0).
5. Resolution(s) for adoption
 - a. **Resolution P.C. 07-2** to deny the proposed Variance to allow a 2.7-foot side yard setback and a 4.7-foot garage setback at 1144 2nd Street.
 - b. **Resolution P.C. 07-3** denying a Conditional Use Permit to allow a massage therapy business at 1093 ½ Aviation Boulevard.
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 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 consider neighborhood consistency relative to lot size and width; 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 (continued from January 16, 2007 meeting).
Staff Recommended Action: To recommend amending the Zoning and Subdivision Ordinances pertaining to lot mergers ordinance.
ACTION: TO RECOMMEND TEXT AMENDMENT (5-0)

7. PDP 07-3/CUP 07-3/PARK 07-1/TEXT 07-1 -- Precise Development Plan for the reconstruction and expansion of two story building for an existing restaurant with on-sale alcohol; Conditional Use Permit to allow outdoor seating in addition to the patio within the Pier Plaza encroachment area, on both the first and second floors; Parking Plan to allow the expansion of the restaurant (an increase from approximately 3,600 to 5,600 gross square feet including outdoor seating areas) with the payment of parking in-lieu fees for required parking, and a private Text Amendment to allow payment of said in-lieu fees for all required parking rather than providing 25% of required parking on site at 52 Pier Avenue, Baja Sharkeez.
Staff Recommended Action: To approve said request.
ACTION: APPROVED WITH MODIFIED CONDITIONS, PENDING ADOPTION OF THE RESOLUTION AT THE MEETING (4-1 PIZER NO)

8. CON 07-1/PDP 07-1/PARK 07-1 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map No. 68380 for a commercial office building, containing approximately 9,500 square feet, with three stories above basement parking, divided into 21 office condominium units, and a Parking Plan to pay parking in-lieu fees to compensate for providing less than required parking on site, and adoption of an Environmental Negative Declaration at 906 and 910 Hermosa Avenue.
Staff Recommended Action: To approve said request.
ACTION: DENIED, PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING (4-1 PERROTTI NO)

9. VAR 07-2 -- Variance to allow an existing driveway used for parallel parking located in front of a one-car garage to be considered a second parking space in order to allow an addition of 884 square feet to the existing dwelling, rather than the 500 square foot addition otherwise allowed for sites with only one parking space at 429 Gould Avenue.
Staff Recommended Action: To continue to the March 20, 2007 meeting as requested by the applicant.
ACTION: TO CONTINUE TO THE MARCH MEETING

10. VAR 07-3 -- Variance to allow for the expansion of an existing nonconforming single family residence, for a total floor area of 3,837 square feet, as opposed to the maximum 3,000 square

feet as permitted by the Nonconforming Ordinance at 136 Hill Street.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: APPROVED PENDING ADOPTION OF RESOLUTION AT THE NEXT MEETING (5-0)

11. VAR 07-4 -- Variance to allow a driveway slope to exceed the maximum of 12.5% for garage access to a recently completed new single family dwelling at 517 Loma Drive.

Staff Recommended Action: To approve said request.

ACTION: APPROVED STAFF RECOMMENDATION (5-0)

Section III **Hearing(s)**

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 (continued from January 16, 2007 meeting).

Staff Recommended Action: To receive subject status report.

ACTION: TO RECEIVE AND FILE

13. A-14 -- Appeal of Director's decision regarding the grade used for the height measured on a convex sloping lot at 2054 Manhattan Avenue.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: DETERMINED THAT PROPERTY CONTAINS A CONVEX SLOPE

Section IV

14. Staff Items

a. Draft sustainability guidelines for residential development (continued from January 16, 2007 meeting).

b. Aviation Corridor Study.

c. Tentative future Planning Commission agenda.

d. Community Development Department Activity Report of December, 2006.

e. City Council minutes of December 12, 2006, January 9 and 23, 2007.

RECEIVED AND FILED 14C-E (5-0).

15. Commissioner Items

16. Adjournment

