

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**March 20, 2007
7:00 P.M.**

Kent Allen Chairman
Langley Kersenboom
Sam Perrotti
Ron Pizer
Peter Hoffman

1. Pledge of Allegiance
2. Roll Call
CHAIRMAN ALLEN ABSENT.
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 February 20, 2007 minutes
ACTION: APPROVED (4-0).
5. Resolution(s) for adoption
 - a. **Resolution P.C. 07-5** to recommend amending the Zoning Ordinance to exempt Pier Plaza building sites from providing a percentage of parking spaces on site when in-lieu parking fees are paid.
ACTION: APPROVED (4-0).
 - b. **Resolution P.C. 07-6** approving a Precise Development Plan to reconstruct and expand a two story building damaged by fire for an existing restaurant with on-sale

alcohol; a Conditional Use Permit to allow outdoor seating in addition to the patio within the Pier Plaza encroachment area; and, a Parking Plan to allow said expansion (an increase from approximately 3,600 square feet to 5,600 square feet including outdoor seating areas) with the payment of parking in-lieu fees to compensate for providing less than required parking on site, on the property at 52 Pier Avenue.

ACTION: APPROVED (4-0).

- c. **Resolution P.C. 07-7** denying a Precise Development Plan to construct a new 9,500 square foot three-story commercial office building with basement parking; a Conditional Use Permit for a commercial condominium and Vesting Tentative Tract Map No. 67748 to divide the building into 21 condominium units; and, a Parking Plan to pay parking in-lieu fees to compensate for providing less than required parking on site, located on the property at 906 and 910 Hermosa Avenue.

ACTION: DENIED RESOLUTION; RENOTICE AND RECONSIDER THE PROJECT AT THE APRIL 17, 2007 MEETNG (4-0).

- d. **Resolution P.C. 07-8** approving a Variance to allow a 1,074-square foot addition to an existing 2,458-square foot non-conforming single family residence for a total of 3,532 square feet as opposed to the maximum 3,000 square feet permitted by the non-conforming ordinance at the property addressed as 136 Hill Street.

ACTION: APPROVED (4-0).

Section II **Public Hearing(s)**

6. CUP 07-4 -- Conditional Use Permit to allow on-sale beer and wine in conjunction with a day spa at 1601 Pacific Coast Highway #280, Glen Ivy Day Spa.
Staff Recommended Action: To deny said request.
ACTION: DENIED (4-0).
7. CON 07-2 / PDP 07-2 / PARK 07 -2 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map No. 67877 for a new 10,000 square foot two story general office building with two levels of basement parking divided into up to 26 commercial condominium units and a Parking Plan to base parking requirements on the net office floor area. (i.e. excluding common lobbies, restrooms and conference areas), and adoption of an Environmental Negative Declaration at 2101 Pacific Coast Highway.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (3-0; COMMISSIONER HOFFMAN RECUSED).
8. CON 07-3 / PDP 07-4 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map No. 68769 for a new 8,750 square foot two story general office building with two levels of basement parking divided into up to 16 commercial condominium units at 3001 Pacific Coast Highway.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-0).
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 and for less than required

open 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 approve said request.

ACTION: APPROVED (4-0).

10. CON 07-4 -- Vesting Tentative Parcel Map No. 061900 for a two-unit condominium project at 708 Monterey Boulevard and 709 Sunset Drive.

Staff Recommended Action: To approve said request.

ACTION: APPROVED (3-0; COMMISSIONER HOFFMAN RECUSED).

Section III **Hearing(s)**

11. A-14 -- Appeal of Director's decision regarding interpretation of business operation as a snack shop at 1303 Hermosa Avenue, Starbucks.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: DETERMINED THAT PROPOSED STARBUCKS OPERATION CHANGE STILL CONSTITUTES A SNACK SHOP (4-0)

Section IV

12. Staff Items

- a. Draft sustainability guidelines for residential development (continued from January 16 and February 20, 2007 meetings).
- b. Tentative future Planning Commission agenda.
- c. Community Development Department Activity Report of January, 2007.
- d. City Council minutes of February 13, 2007.

ACTION: RECEIVED AND FILED.

13. Commissioner Items

14. Adjournment