

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**April 17, 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 March 20, 2007 minutes
ACTION: APPROVED AS AMENDED (4-1; CHAIRMAN ALLEN ABSTAINED).
5. Resolution(s) for adoption

Section II Public Hearing(s)

6. CUP 07-6 -- Revocation of a Conditional Use Permit to allow on-sale beer and wine in conjunction with a restaurant at 844 Hermosa Avenue, because the restaurant use at this location has not existed for greater than one year.
Staff Recommended Action: To revoke the Conditional Use Permit.
ACTION: CONDITIONAL USE PERMIT REVOKED (5-0).

7. CON 07-1 / PDP 07-1 / PARK 07-1 -- Reconsideration of a 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. The plan has been revised since this project was originally considered at the February 20, 2007 meeting.
Staff Recommended Action: To approve said request.
ACTION: CONTINUED TO MAY 15, 2007 MEETING (5-0).

8. ZON 07-1 -- Zone Change from M-1, Light Manufacturing, to R-2, Two Family Residential, and adoption of an Environmental Negative Declaration at 322 Ardmore Avenue.
Staff Recommended Action: To recommend approval of said Zone Change and adoption of an Environmental Negative Declaration.
ACTION: RECOMMENDED APPROVAL (5-0).

9. CUP 07-5 -- Conditional Use Permit amendment to change the allowed closing time of an existing restaurant with on-sale beer and wine from 11:00 p.m. to 12:30 a.m. at 53 Pier Avenue, Paradise Sushi.
Staff Recommended Action: To approve said request subject to the conditions and to modify the allowed operating hours from 11:00 A.M. to midnight.
ACTION: APPROVED STAFF RECOMMENDATION TO CHANGE CLOSING TIME TO 12:00 MIDNIGHT (5-0).

Section III **Hearing(s)**

10. A-14 -- Appeal of Director's decision to base the height measurement on a convex sloping lot at 931 Monterey Boulevard.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED CONVEX SLOPE (5-0).

11. TEXT 04-4 -- Special Study for a Text Amendment to nonconforming ordinance regarding rebuilding of damaged nonconforming structures in C-1, C-3, industrial and residential zones.
Staff Recommended Action: To recommend amended code Section 17.52.070 be applicable to C-1, C-3, industrial and residential zones, and that nonconforming commercial and residential uses also be included in the draft amendment.
ACTION: DIRECT STAFF TO PROCEED WITH THE TEXT AMENDMENT (5-0).

12. CUP 06-9 -- 90-day review of the auto spa in The Hermosa Pavilion at 1601 Pacific Coast Highway.
Staff Recommended Action: To reschedule the review of the project to three months after the business re-opens.
ACTION: RECEIVED AND FILED (5-0).

Section IV

13. Staff Items

- a. Memorandum regarding update on proposed revision to 14th Street hotel project - 66 14th Street.
- b. Memorandum regarding lot merger program.
- c. Memorandum regarding Jackson's Bistro outdoor dining at 517 Pier Avenue.
- d. Draft sustainability guidelines for residential development (continued from January 16 and February 20, 2007 meetings).
- e. Tentative future Planning Commission agenda.
- f. Community Development Department Activity Report of February, 2007.
- g. City Council minutes of February 27 and March 13, 2007.

ACTION: RECEIVED AND FILED THE ABOVE AND DIRECTED STAFF TO DRAFT A LETTER TO CITY COUNCIL FOR CONSIDERATION ON ITEM 13D.

14. Commissioner Items

15. Adjournment