

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**May 15, 2007
7:00 P.M.**

Kent Allen Chairman
Langley Kersenboom
Sam Perrotti
Ron Pizer
Peter Hoffman

1. Pledge of Allegiance
2. Roll Call
COMMISSINOER PEROTTI 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 April 17, 2007 minutes
ACTION: APPROVED (4-0).
5. Resolution(s) for adoption

Section II Public Hearing(s)

6. 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 (continued from April 17, 2007 meeting).

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: CONTINUED TO JUNE 19, 2007 MEETING (4-0).

7. CON 07-5 / PDP 07-5 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 69065 for a three-unit residential condominium at 1084 Monterey Boulevard.

Staff Recommended Action: To approve said request.

ACTION: APPROVED (4-0).

8. CUP 06-7 / PDP 06-3 -- Conditional Use Permit amendment for a 170-square foot expansion and interior alterations to an existing restaurant with on-sale alcohol and live entertainment; and a Parking Plan to pay in-lieu fees rather than providing the required additional parking at 1320 Hermosa Avenue, The Shore (continued from October 17, 2006 meeting).

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: TENTATIVE APPROVAL WITH MIDNIGHT CLOSING TIME FOR MEZZANINE PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING (3-1; CHMN. ALLEN NO).

9. L-11 -- Lot merger determination for the property at 628 Prospect Avenue, comprised of two existing lots, to determine whether the lots shall be merged into one parcel.

Staff Recommended Action: To merge subject lots.

ACTION: TO MERGE LOTS (3-0; COMM. HOFFMAN RECUSED).

10. L-11 -- Lot merger determination for the property at 636 Prospect Avenue, comprised of two existing lots, to determine whether the lots shall be merged into one parcel.

Staff Recommended Action: To merge subject lots.

ACTION: TO MERGE LOTS (3-0; COMM. HOFFMAN RECUSED).

11. L-11 -- Lot merger determination for the property at 1161 7th Place, comprised of two existing lots, to determine whether the lots shall be merged into one parcel.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: TO NOT MERGE LOTS PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING (3-0; COMM. HOFFMAN RECUSED).

12. L-11 -- Lot merger determination for the property at 1245 7th Place, comprised of two existing lots, to determine whether the lots shall be merged into one parcel.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: TO NOT MERGE LOTS PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING (3-0; COMM. HOFFMAN RECUSED).

13. PDP 07-6 -- Precise Development Plan amendment to modify the architectural finishes and features of a residential commercial mixed use project at 30 - 44 Hermosa Avenue and 101

Lyndon Street.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: TENTATIVE APPROVAL PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING APPROVED (4-0).

Section III **Hearing(s)**

14. CON 05-11 / PDP 05-12 -- Request for a one year extension of the Vesting Tentative Parcel Map No. 63002 for a two-unit condominium at 42 15th Street.

Staff Recommended Action: To approve said request.

ACTION: APPROVED (4-0).

Section IV

15. Staff Items

- a. Review of Fiscal Year 2007-2008 Capital Improvement Program (CIP) for conformance with the City's General Plan.

ACTION: APPROVED IN CONFORMANCE WITH GENERAL PLAN (4-0).

- b. Draft letter from the Planning Commission to the City Council regarding Building Code amendment for solar panel hot water and photovoltaic stubouts.

ACTION: APPROVED TO SEND MEMO TO CITY COUNCIL (4-0).

- c. Tentative future Planning Commission agenda.

- d. Community Development Department Activity Report of March, 2007.

- e. City Council minutes of March 27 and April 10, 2007.

ACTION: RECEIVED AND FILED (4-0).

16. Commissioner Items

17. Adjournment