

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**June 19, 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 May 15, 2007 minutes
ACTION: APPROVED (4-0; COMM.PERROTTI ABSTAINED).
5. Resolution(s) for adoption
 - a) **Resolution P.C. 07-19** approving a Conditional Use Permit amendment for an expansion and interior alterations at an existing restaurant with on-sale alcohol and live entertainment and outdoor dining, and a Parking Plan to pay in-lieu fees rather than providing the required additional parking at 1320 Hermosa Avenue, The Shore.
ACTION: WITHDRAWN BY REQUEST OF THE APPLICANT; RECEIVED AND FILED (4-0; COMM. PERROTTI ABSTAINED).

- b) **Resolution P.C. 07-22** to not merge two contiguous lots on property commonly known as 1161 7th Place.
- c) **Resolution P.C. 07-23** to not merge two contiguous lots on property commonly known as 1245 7th Place.
- d) **Resolution P.C. 07-24** approving an amendment to the Precise Development Plan, to modify the architectural finishes and features of a mixed use condominium building with three residences above commercial on the ground floor at 30 - 44 Hermosa Avenue.
ACTION: APPROVED 5B-D (4-0; COMM.PERROTTI ABSTAINED).

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 and May 15, 2007 meetings).
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED WITH OPTION 2 TO PROVIDE 19 PARKING SPACES ON SITE, 7 SPACES IN-LIEU AND ROLL-UP GARAGE DOOR. (4-1; CHMN. ALLEN NO).
- 7. CUP 07-7 -- Conditional Use Permit for a retail business in which some, but no greater than 20%, of its stock-in-trade materials are defined as "X-rated" and/or "adult paraphernalia" in an existing commercial building at 727 Pacific Coast Highway.
Staff Recommended Action: To approve said request.
ACTION: TENTATIVE DENIAL PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING (5-0).
- 8. CUP 07-8 / PARK 07-4 -- Conditional Use Permit for a frozen yogurt business with a drive-through window and outdoor dining in an existing commercial building of 1,690 square feet; and a Parking Plan to be classified as a snack shop in order to base parking requirements on retail commercial use at 900 Pacific Coast Highway, Pinkberry.
Staff Recommended Action: To continue to July 17, 2007 meeting
ACTION: CONTINUED TO JULY 17, 2007 MEETING (5-0).
- 9. CUP 07-2 -- Conditional Use Permit to allow a wireless telecommunications facility on the roof of an existing hotel building, Quality Inn, at 901 Aviation Boulevard.
Staff Recommended Action: To approve said request.
ACTION: CONTINUED TO JULY 17, 2007 MEETING FOR THE APPLICANT TO WORK ON AESTHETICS WITH NEIGHBORS AND STAFF (5-0).
- 10. L-11 -- Lot merger determination for the property at 1202 11th Street, comprised of two existing lots, to determine whether the lots shall be merged into one parcel.
Staff Recommended Action: To not merge subject lots.
ACTION: TO NOT MERGE LOTS (5-0).

11. L-11 -- Lot merger determination for the property at 906 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 (4-0; COMM.KERSENBOOM RECUSED).

12. L-11 -- Lot merger determination for the property at 808 Prospect Avenue, comprised of three 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; COMMS. KERSENBOOM AND HOFFMAN RECUSED).

13. L-11 -- Lot merger determination for the property at 925 14th Street, 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 (5-0).

14. L-11 -- Lot merger determination for the property at 1021 14th Street, 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 (5-0).

15. L-11 -- Lot merger determination for the property at 1504 Prospect Avenue, comprised of two existing lots, to determine whether the lots shall be merged into one parcel.
Staff Recommended Action: To not merge subject lots.
ACTION: TO NOT MERGE LOTS (3-0; COMMS. KENT AND PERROTTI RECUSED).

Section III **Hearing(s)**

16. A-14 -- Appeal of Director's Decision to base the height measurement on a convex sloping lot at 242 31st Street.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED CONVEX SLOPE (5-0).

17. LLA 07-1 -- Lot Line Adjustment to transfer approximately 1,855 square feet of lot area from 2901 Pacific Coast Highway to 2851 Pacific Coast Highway.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).

18. CON 05-19 / PDP 05-21 -- Request for a one year extension of the Vesting Tentative Parcel Map No. 062415 for a two-unit mixed-use condominium at 20 2nd Street.
Staff Recommended Action: To extend the expiration date by one year to July 19, 2008.
ACTION: APPROVED (5-0).

19. CON 05-15 / PDP 05-17 -- Request for a one year extension of the Vesting Tentative Parcel Map No. 063034 for a two-unit condominium at 1002 7th Street.
Staff Recommended Action: To extend the expiration date by one year to June 21, 2008.
ACTION: APPROVED (5-0).

Section IV

20. Staff Items

a. Centennial mural project at 19 Pier Avenue.

ACTION: APPROVED (5-0).

b. Memorandum regarding rotation of Planning Commission chairmanship.

ACTION: COMMISSIONER LANGLEY KERSENBOOM WILL SERVE AS CHAIRMAN AND COMMISSIONER SAM PERROTTI AS VICE CHAIR 10/2007-3/2008.

c. Tentative future Planning Commission agenda.

d. Community Development Department Activity Report of April, 2007.

e. City Council minutes of April 24, May 8 and May 22, 2007.

ACTION: RECEIVED AND FILED 20C-E (5-0).

21. Commissioner Items

22. Adjournment