

# **ACTION SHEET**

## **AGENDA**

### **PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH**

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

**September 18, 2007  
7:00 P.M.**

Langley Kersenboom Chairman  
Sam Perrotti  
Ron Pizer  
Peter Hoffman  
Kent Allen

1. Pledge of Allegiance
2. Roll Call  
**CHAIRMAN KERSENBOOM 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 August 21, 2007 minutes  
**ACTION: APPROVED (3-0; COMM.ALLEN ABSTAINED).**
5. Resolution(s) for adoption
  - a) **Resolution P.C. 07-32** to not merge two contiguous lots on property commonly known as 1901 Manhattan Avenue.  
**ACTION: APPROVED (4-0).**

Section II      **Public Hearing(s)**

6. 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 (continued from June 19, July 17 and August 21, 2007 meetings).  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: CONTINUED TO THE OCTOBER 16, 2007 MEETING TO ELIMINATE DRIVE-THRU (4-0).**
  
7. CON 07-7/PDP 07-7 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 064523 for a 2-unit condominium at 1520 Manhattan Avenue.  
Staff Recommended Action: To continue to the November 20, 2007 meeting.  
**ACTION: CONTINUED TO THE OCTOBER 16, 2007 MEETING (4-0).**
  
8. CUP 07-12/PARK 07-8/VAR 07-6 -- Request for an after-the-fact approval of a Conditional Use Permit for the expansion of an existing, nonconforming adult business, the Tender Box, to allow an approximate 1,000 square-foot second story expansion to the existing business within an existing building, including the installation of fourteen (14) additional video viewing booths, Variances to allow the expansion to the adult business in a building 20-feet from residentially zoned property rather than the required 200 feet, and to provide four (4) parking spaces rather than the fourteen (14) spaces required (one parking space is required for each additional video viewing booth), and a Parking Plan to provide off-street parking in tandem along a driveway behind the building at 809 Pacific Coast Highway.  
Staff Recommended Action: To deny subject request.  
**ACTION: DENIED (4-0).**
  
9. PARK 07-7 -- Parking Plan to allow a cereal cafe business to be classified as a snack shop in order to base parking requirements as a retail commercial use located within an existing commercial building at 1200 Pacific Coast Highway #107.  
Staff Recommended Action: To approve said request.  
**ACTION: APPROVED (4-0).**
  
10. VAR 07-7 -- Variance to allow for a 40 square foot second story addition to an existing 2,101 square foot nonconforming single family residence that in combination with a prior addition in 1990 will cumulatively exceed the maximum 100% floor area expansion permitted by the Nonconforming Ordinance at 1570 Prospect Avenue.  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: TENTATIVELY APPROVED PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING (4-0).**
  
11. L-11 -- Lot merger determination for the property at 230 Longfellow Avenue, comprised of two existing lots, to determine whether the lots shall be merged into one parcel (continued from August 21, 2007 meeting).  
Staff Recommended Action: To continue to the October 16, 2007 meeting.  
**ACTION: CONTINUED TO THE OCTOBER 16, 2007 MEETING (4-0).**

12. L-11 -- Lot merger determination for the property at 1115 2nd Street, comprised of two existing lots, to determine whether the lots shall be merged into one parcel (continued from August 21, 2007 meeting).  
Staff Recommended Action: To continue to the October 16, 2007 meeting.  
**ACTION: CONTINUED TO THE OCTOBER 16, 2007 MEETING (4-0).**
13. L-11 -- Lot merger determination for the property at 401 Gentry 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: LOTS MERGED (4-0).**
14. L-11 -- Lot merger determination for the property at 444 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: LOTS MERGED (4-0).**

### Section III     **Hearing(s)**

15. CON 07-8 & 05-20 / PDP 05-22 -- A request to extend the expiration date of the Vesting Tentative Parcel Map No. 063311 for a 3-unit condominium at 427 11th Street.  
Staff Recommended Action: To extend the expiration date by one year to August 16, 2008.  
**ACTION: APPROVED (4-0).**
16. A-14 -- Appeal of Director's Decision to base the height measurement on a convex sloping lot at 3216 Hermosa Avenue.  
Staff Recommended Action: To direct staff as deemed appropriate.  
**ACTION: APPROVED AS CONVEX SLOPE (4-0).**

### Section IV

#### 17. Staff Items

- a. Status report on Hermosa Pavilion at 1601 Pacific Coast Highway regarding Auto Spa and parking validation program.
- b. Tentative future Planning Commission agenda.
- c. Community Development Department Activity Report of July, 2007.
- d. City Council minutes of July 10, 2007.
- e. List of downtown area on-sale alcohol/beer and wine Conditional Use Permits.

**ACTION: RECEIVED AND FILED 19A-E.**

#### 18. Commissioner Items

#### 19. Adjournment

