

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**October 16, 2007
7:00 P.M.**

Langley Kersenboom	Chairman
Sam Perrotti	Vice Chairman
Ron Pizer	
Peter Hoffman	
Kent Allen	

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 September 18, 2007 minutes
ACTION: APPROVED WITH MODIFICATION (4-0; CHAIRMAN KERSENBOOM ABSTAINED).
5. Resolution(s) for adoption
 - a) **Resolution P.C. 07-48** approving a Variance to allow a 40-square foot second story addition to an existing residence that in combination with a prior addition in 1990 will cumulatively exceed the maximum 100% floor area expansion permitted by the nonconforming ordinance located at 1570 Prospect Avenue.
ACTION: APPROVED (4-0; CHAIRMAN KERSENBOOM ABSTAINED).

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, August 21 and September 18, 2007 meetings).
Staff Recommended Action: To continue to the November 20, 2007 meeting.
ACTION: CONTINUED TO THE NOVEMBER 20, 2007 MEETING (5-0).

7. TEXT 07-5 -- Text amendment to allow tattoo businesses / body art studios in the C-3 zone subject to a Conditional Use Permit, or other zone as deemed appropriate (continued from the August 21, 2007 meeting).
Staff Recommended Action: To recommend approval of said text amendment.
ACTION: NOT TO RECOMMEND AN AMENDMENT TO THE ZONING ORDINANCE ALLOWING TATTOO/BODY PIERCING STUDIOS AND DIRECTED STAFF TO RETURN AT THE NEXT MEETING WITH A RESOLUTION MEMORIALIZING THAT DECISION (4-1; COMMISSIONER PERROTTI NO).

8. GP 07-1/ZON 07-2/CON 07-9/PDP 07-8 -- General Plan Amendment from Neighborhood Commercial (NC) to High Density Residential (HD) and Zone Change from Neighborhood Commercial (C-1) to Multiple-Family Residential (R-3), and a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 26923 for a two-unit condominium, and adoption of Environmental Negative Declaration at 19 2nd Street.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: 1) DENIED THE GENERAL PLAN AMENDMENT AND ZONE CHANGE (5-0). 2) APPROVED THE 2-UNIT CONDOMINIUM PROJECT CONTINGENT UPON CITY COUNCIL'S APPROVAL OF THE GENERAL PLAN AMENDMENT AND ZONE CHANGE (5-0).

9. PARK 07-9 -- Parking Plan to allow a frozen yogurt 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 1316 Hermosa Avenue.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).

10. CUP 07-13 -- Conditional Use Permit to allow a massage therapy business at 1200 Pacific Coast Highway.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).

11. CON 07-10/PDP 07-9 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 64873 for a 2-unit condominium by converting an existing single family residence to condominium unit and adding another new unit at 937 15th Street.
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).

12. 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 the August 21 and September 18, 2007 meetings).

Staff Recommended Action: To merge subject lots.

ACTION: CONTINUED TO THE NOVEMBER 20, 2007 MEETING (5-0).

13. 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 and September 18, 2007 meetings).

Staff Recommended Action: To merge subject lots.

ACTION: TENTATIVELY APPROVED TO NOT MERGE LOTS PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING (5-0).

Section III **Hearing(s)**

14. CON 07-11 & 04-16 / PDP 04-17 -- A request to extend the expiration date of the Vesting Tentative Parcel Map No. 061452 for a 3-unit condominium at 445 Manhattan Avenue.

Staff Recommended Action: To extend the expiration date by one year to October 19, 2008.

ACTION: APPROVED (5-0).

15. A-14 -- Appeal of Director's Decision regarding the condition of approval requiring an 8' high wall along the westerly property line to buffer residential properties at 727 2nd Street.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: APPROVED (5-0).

Section IV

16. Staff Items

a. Tentative future Planning Commission agenda.

b. Community Development Department Activity Report of August, 2007.

c. City Council minutes of July 24, July 31, August 14 and September 11, 2007.

ACTION: RECEIVED AND FILED 16A-C.

17. Commissioner Items

18. Adjournment