

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**January 17, 2006
7:00 P.M.**

Peter Hoffman Chairman
Kent Allen
Sam Perrotti
Langley Kersenboom
Ron Pizer

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 December 7, 2005 minutes
ACTION: APPROVED (5-0).
5. Resolution(s) for adoption
 - a. **Resolution P.C. 05-71** approving a Conditional Use Permit for a wireless communication facility to collocate with existing businesses at 1102 Aviation Boulevard.
ACTION: APPROVED (5-0).

Section II Public Hearing(s)

6. CUP 05-13 -- Conditional Use Permit to allow an auto repair and parts installation business

at 843 Pacific Coast Highway, Exclusive Automotive (continue from December 7, 2005 meeting).

Staff Recommended Action: To continue to March 21, 2006 meeting.

ACTION: CONTINUED TO MARCH 21, 2006 MEETING (5-0).

7. PDP 05-28/PARK 05-3 -- Precise Development Plan for construction of a new 8,200 square foot multi-use manufacturing building and Parking Plan to allow ten tandem parking spaces and three parking spaces backing directly onto Cypress Avenue at 601 Cypress Avenue.

Staff Recommended Action: To approve said request.

ACTION: APPROVED (5-0).

8. CUP 05-14 -- Conditional Use Permit amendment and Parcel Map No. 65480 to allow a 600 square foot expansion to an existing two-unit planned unit development at 519 and 523 25th Street.

Staff Recommended Action: To approve said request.

ACTION: APPROVED (5-0).

9. TEXT 06-1 -- Text amendment to allow large spa facilities in the C-2 and C-3 zones subject to a Conditional Use Permit.

Staff Recommended Action: To recommend approval of said Text Amendment or addition to permitted use list.

ACTION: RECOMMEND APPROVAL OF SAID TEXT AMENDMENT (5-0).

10. VAR 05-6 -- Variances from the garage setback, open space, and front yard requirements to allow a second story addition and a new two car garage with a 3' garage setback rather than 17' from the street (Loma Drive), 200 square feet of ground level open space rather than 300 square feet, and a bay window encroaching into the front yard at 2056 Monterey Boulevard.

Staff Recommended Action: To direct staff as deemed appropriate.

ACTION: APPROVED (4-1;CHMN.HOFFMAN NO).

Section III

Hearing(s)

11. NR 05-14 -- Nonconforming remodel and addition to allow a greater than 50% increase in valuation to an existing nonconforming single family dwelling at 126 34th Street (continued from October 18, November 15 and December 7, 2005 meetings).

Staff Recommended Action: To approve said request and confirm that the property has a convex slope relative to height determination.

ACTION: APPROVED (5-0).

12. NR 06-1 -- Nonconforming remodel and addition to allow a greater than 50% increase in valuation to an existing nonconforming single family dwelling at 219 2nd Street.

Staff Recommended Action: To approve said request.

ACTION: APPROVED (5-0).

13. L-10 -- Request for hearing to determine whether the property comprised of two lots shall be merged into one parcel at 726 Prospect Avenue.
Staff Recommended Action: To release the subject lots from the merger requirement, allowing the development of the two existing lots.
ACTION: LOTS NOT MERGED (3-1; COMM. PIZER NO AND COMM. KERSENBOOM RECUSED BECAUSE HE LIVES WITHIN 300 FEET OF PROJECT).
14. C-36 -- Annual review and report on Conditional Use Permits compliance for Pier Plaza and downtown area businesses.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: RECEIVED AND FILED; AND PROCEED WITH ISSUANCE OF CITATIONS BY POLICE DEPT. AND CODE ENFORCEMENT OFFICER AND REPORT BACK WITH STATUS OF OVERALL COMPLIANCE INCLUDING UPDATE FROM POLICE AND FIRE DEPARTMENTS.

Section IV

15. Staff Items

- a. Status update: Aviation Specific Plan.
ACTION: STAFF TO UPDATE WORK PLAN AND SCHEDULE A PUBLIC WORKSHOP IN APRIL.
- b. Memorandum regarding lot coverage interpretation at 19 4th Court.
ACTION: CONSENSUS MADE THAT OPEN STAIR ON BALCONY IS CONSIDERED PART OF THE BALCONY AND IS NOT LOT COVERAGE.
- c. Tentative future Planning Commission agenda.
- d. Community Development Department Activity Report of November, 2005.
- e. City Council minutes of November 22 and December 13, 2005.
ACTION: RECEIVED AND FILED 15C-E (5-0).

16. Commissioner Items

17. Adjournment

