

ACTION SHEET

AGENDA

PLANNING COMMISSION MEETING CITY OF HERMOSA BEACH

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

**July 17, 2007
7:00 P.M.**

Langley Kersenboom Chairman
Sam Perrotti
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 June 19, 2007 minutes
ACTION: APPROVED AS AMENDED (5-0).
5. Resolution(s) for adoption
 - a) **Resolution P.C. 07-25** denying a Conditional Use Permit application 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 located at 727 Pacific Coast Highway.
ACTION: APPROVED (5-0).

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, 2007 meeting).
Staff Recommended Action: To continue to the August 21, 2007 meeting.
ACTION: CONTINUED TO AUGUST 21, 2007 MEETING (5-0).
7. 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 (continued from June 19, 2007 meeting).
Staff Recommended Action: To approve said request.
ACTION: APPROVED (4-1; COMMISSIONER ALLEN NO).
8. CUP 07-9 -- Conditional Use Permit amendment for alterations to the interior floor plan of an existing business with on-sale alcohol and live entertainment at 142 Pacific Coast Highway, currently known as "The Pitcher House".
Staff Recommended Action: To approve said request.
ACTION: APPROVED (5-0).
9. L-11 -- Lot merger determination for the property at 530 24th 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).
10. L-11 -- Lot merger determination for the property at 2408 The Strand, comprised of two existing lots, to determine whether the lots shall be merged into one parcel.
Staff Recommended Action: To continue to the August 21, 2008 meeting.
ACTION: CONTINUED TO AUGUST 21, 2007 MEETING (5-0).
11. L-11 -- Lot merger determination for the property at 1901 Manhattan Avenue, 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: TENTATIVE APPROVAL TO NOT MERGE LOTS PENDING ADOPTION OF THE RESOLUTION AT THE NEXT MEETING (5-0).
12. L-11 -- Lot merger determination for the property at 228 22nd 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).
13. L-11 -- Lot merger determination for the property at 302 25th 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 2441 Valley Drive, 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. TEXT 04-4 -- Text amendment to clarify Section 17.52.070 of the Zoning Ordinance pertaining to reconstruction of damaged nonconforming buildings.
Staff Recommended Action: To recommend approval of said text amendment.
ACTION: RECOMMENDED APPROVAL (5-0).

Section III **Hearing(s)**

16. CON 05-21 / PDP 05-23 -- Request for a one year extension of the Vesting Tentative Parcel Map No. 062448 for a four-unit condominium at 648 9th Street.
Staff Recommended Action: To extend the expiration date by one year to August 16, 2008.
ACTION: APPROVED (5-0).
17. A-14 -- Appeal of Director's Decision to regarding the grade used for the height measured on a convex sloping lot at 482 25th Street.
Staff Recommended Action: To direct staff as deemed appropriate.
ACTION: APPROVED CONVEX SLOPE (5-0).
18. CON 06-2 / PDP 06-5 -- Minor modifications to the previously approved three-story office condominium building with a restaurant and snack shop on the first floor located at 1429 Hermosa Avenue.
Staff Recommended Action: To approve the minor modifications by minute order.
ACTION: APPROVED (5-0).
19. TEXT 07-5 -- Special Study regarding tattoo businesses.
Staff Recommended Action: To initiate text amendment and set the matter for public hearing.
ACTION: APPROVED STAFF RECOMMENDATION (5-0).

Section IV

20. Staff Items
 - a. Tentative future Planning Commission agenda.
 - b. Community Development Department Activity Report of May, 2007.
 - c. City Council minutes of May 22, 24 and June 12, 2007.**ACTION: RECEIVED AND FILED (5-0).**
21. Commissioner Items
22. Adjournment

