

**COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

Date: November 29, 2001

To: Honorable Chairman and Members of the Planning Commission

From: Sol Blumenfeld, Director,
Ken Robertson, Associate Planner
Community Development Department

Subject: Modification to Approved Plans – 228 Ardmore 2-Unit
Condominium

Recommendation

To confirm that the change is a minor modification.

Background and Analysis

At the meeting of January 19, 1999, the Planning Commission approved a Precise Development Plan and Conditional Use Permit for the subject 2-unit condominium project. This approval was after the applicant made several revisions to satisfy the concerns of the Commission related to parking, appearance, and accessibility to open space in the front unit.

During a recent inspection it was discovered that both structural changes and changes to the rear unit deck/roof are inconsistent with approved construction drawings. Further work in these areas of the project has been stopped pending approval of the changes.

The change effects the appearance of the rear unit from the south elevation towards the rear of the building. Since two other condominium projects have been recently constructed to the south the project (which were approved after this project), visibility of the south side of the building is very limited. The original plans had a two level roof deck, and the changes simplify it to lesser total deck area, with all the deck at the uppermost level and stairs at the exterior. The construction drawings also had diverted from Commission approved plans, as the upper level portion of the roof deck had been eliminated. Open space requirements are not at issue, as the roof deck area is not the only open space, as both a ground level side yard area, and patio at the entry were considered as open space in the original approval.

The attached exhibits and photos show the current construction as compared to the plan approved by the Commission. The revised plans are essentially "as-built" drawing as the modified stairs and deck have already been framed. The applicant made these changes because the lower portion of the deck would have only looked directly out at the building wall of the new building to the south. Given that the location of this change is not visible from the street, and involves a reconfiguration of roof deck space without implications on open space requirements, staff recommends the changes be approved as minor.

Attachments

1. P.C. approved and modified elevations/roof plan
2. Photos