

February 11, 2002

**Honorable Chairman and Members of the  
Hermosa Beach Planning Commission**

**Regular Meeting of  
February 19, 2002**

**SUBJECT:** APPEAL OF DIRECTOR'S DECISION TO NOT APPROVE ARCHITECTURAL  
MODIFICATIONS AS MINOR.

**LOCATION:** 321 10<sup>th</sup> Street – 2-UNIT CONDOMINIUM

**Recommendation**

To direct staff as deemed appropriate.

**Background**

At the meeting of October 19, 1999, the Planning Commission approved a Precise Development Plan and Conditional Use Permit for the subject 2-unit condominium project. Standard Condition of Approval No. 6. states that architectural treatment shall be shown on building elevations and that modifications shall be reviewed by the Community Development Director and may require Planning Commission approval.

The subject project is nearing completion and upon final inspection, the City Planner observed architectural modifications from the approved plans. These changes are being referred for Planning Commission approval.

**Analysis**

The attached exhibits and photos show the following changes from the approved plan:

- Change in roof design from hip to shed design on south side, easterly portion.
- Elimination and alteration of column design at first level balconies
- Alteration to design of two windows on south side.
- Elimination of corbels below first level windows on west elevation.

Staff does not believe that the changes detract from the overall design of the building but is referring them to Commission for final approval.

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Michael Schubach, City Planner

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

**Attachments**

1. South and west Elevation rendering
2. Photos of south and west side of project