

August 6, 2002

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

**Regular Meeting of
August 20, 2002**

SUBJECT: CONDOMINIUM 02-7

LOCATION: 1728-30 Golden Avenue

APPLICANT: Steve Lust
1806 Harper Avenue
Redondo Beach

REQUEST: AMENDMENT TO ALLOW MODIFICATIONS TO EXTERIOR
ARCHITECTURAL FEATURES

Recommendations

Direct staff as deemed appropriate.

Background

At the meeting of April 20, 1999, the Planning Commission approved a Precise Development Plan and Conditional Use Permit for the subject 2-unit condominium project. Standard Condition of Approval number 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 changes that were made from the plan approved by the Commission on April 20, 1999. All the exterior facades have been modified, mainly by changing or omitting previously proposed windows. The applicant also changed the railing design so that the metal portion is smaller above a taller solid base. Also, the belly bands proposed on the facades are currently missing, but are still proposed to be installed. The owner plans to install pre-cast concrete around window sills in lieu of the previously approved detailing.

While these changes are significant, and have resulted in a different architectural appearance, the changes have not compromised the overall appearance of the project. The quality and types of materials are also comparable to the original approved plans.

Scott Lunceford, Planning Assistant

CONCUR

Sol Blumenfeld, Director
Community Development Department

Attachments
1. Applicant's Exhibits

con02-7