

October 10, 2002

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

**Regular Meeting of  
October 15, 2002**

SUBJECT: CONDOMINIUM 02-12 AMENDMENT

LOCATION: 106, 108, AND 110 EIGHTH STREET

APPLICANT: GERALD W. COMPTON

REQUEST: AMENDMENT TO ADD A ROOF DECK AND RELATED EXTERIOR  
STAIR ACCESS AND TO SUBSTITUTE A SOLID GLASS RAILING  
WITH A 28" GLASS RAILING AND 14" STUCCO WALL.

**Recommendations**

Direct staff as deemed appropriate.

**Background**

At the meeting of July 17, 2001, the Planning Commission approved a Precise Development Plan and Conditional Use Permit for the subject 3-unit condominium project located at the southeast corner of Hermosa Avenue and 8<sup>th</sup> Street. Standard Condition of Approval number 1 states that development shall be in conformance with submitted plans and that only minor modifications to the building interior may be approved by the Community Development Director. Standard Condition number 6 states that architectural treatment shall be shown on building elevations and that minor modifications may be reviewed by the Community Development Director and may require Planning Commission approval.

The subject project is in the framing stage and the applicant recently inquired about making the noted changes, which involve changes to the building and the architectural appearance. Staff discussed these changes informally with individual Commission members, and a majority did not consider these changes minor. Therefore, these changes are being referred to the Planning Commission as an amendment.

**Analysis**

The attached plans show the changes that are being requested from the plan approved by the Commission on July 17, 2001. A roof deck is proposed for the front unit, with related exterior stair access. This change is clearly visible from the front and the prominent north elevation, changing both the mass and appearance of the building, and creating another critical height point. Further, all the deck rails which were originally proposed to be full height in a green tinted glass, are proposed to be partially solid stucco wall (the lower 14") with the top part (approximately 28") in glass. This slightly reduces the amount of visible glass area.

Further, the original plans provided for glass railings along the south elevation facing the adjacent building. The revisions show a solid stucco wall to serve as a railing on all the southerly facing decks. The plans note a dimension for the solid stucco wall on the lower deck of 5'6" high, rather than the 3-foot high originally proposed. Unless otherwise directed by the Commission, staff has advised the applicant that these walls can be no greater than originally proposed, because the higher rail would effectively enclose the required open space area adjacent to the primary living space.

While these changes are significant, and have modified the massing and architectural appearance, the changes do not appear to have compromised the overall appearance of the project. Further, the removal of the glass rails on the south side of the building are to improve privacy, since the adjacent building is approximately 7-feet away. The overall quality and types of materials are also comparable to the original approved plans.

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Ken Robertson  
Associate Planner

CONCUR

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Copy of 7/17/01 approved plans (reduced)
2. Proposed revised plans (full size)

Conamend108