

November 7, 2002

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

**Regular Meeting of
November 19, 2002**

SUBJECT: CONDOMINIUM 02-12 MINOR AMENDMENT

LOCATION: 644 10TH STREET

APPLICANT: HAROLD ANSCHEL

REQUEST: MINOR AMENDMENT TO REPLACE A WINDOW WITH A SLIDING
GLASS DOOR FOR A TWO-UNIT CONDOMINIUM PROJECT.

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 2-unit condominium project located on the south side of 10th Street between Ardmore Avenue and Pacific Coast Highway. Standard Condition of Approval number 1 of Resolution 01-21 (see attached) states that the proposed development shall be in conformance with submitted plans.

Analysis

The attached plans show the change the applicant is requesting from the plan approved by the Commission on July 17, 2001. A sliding glass door is proposed, replacing an existing window, for exterior access to the basement level bedroom of the rear unit. This change is does not significantly alter the appearance of the existing project from the street or adjacent properties. However, the change may increase the potential for an illegal dwelling unit and the Planning Commission has previously denied separate exterior access in such areas.

Scott Lunceford
Planning Assistant

CONCUR

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed revised plans
2. Resolution 01-21

Conamend644