

**CITY OF HERMOSA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**Date:** April 15, 2004

**To:** Honorable Chairman and Members of the Planning Commission

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

**Subject:** 233 Lyndon Street – Review of Revised Elevations and Exterior Materials

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**Recommendation**

To approve the revised elevations.

At the meeting of March 16, 2004, the Planning Commission approved Conditional Use Permit and Precise Development Plan for a 2-unit condominium project at the subject site, but expressed concern about the elevations and the quality of materials used, and required the applicant to return with revised elevations.

The applicant has made some modifications to the plan to enhance the overall appearance, and has specified the materials in more detail. The project is still a contemporary style building, but includes several features to break up the mass and otherwise uniform box like appearance of the building, and includes specifications of quality materials. As revised, the project does appear to be consistent with, and contain the same level of detail and types of materials as other contemporary designs approved by the Planning Commission.