

May 9, 2006

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

**Regular Meeting of
May 16, 2006**

SUBJECT: APPEAL OF DIRECTOR'S DECISION TO CONFIRM HEIGHT
MEASUREMENT ON A CONVEX SLOPING LOT

LOCATION: 3317 PALM DRIVE

APPLICANT: 3317 PALM LLC

Recommendation

To confirm previous Planning Commission approval for a convex slope determination.

Background

At their March 15, 2005 meeting, the Planning Commission approved a convex slope determination for the subject lot. Since the approval, the property has been sold and a new project is proposed for the site. Given the change in project design staff is seeking confirmation of the original Commission determination for the slope condition of the property. The Commission determined that property had a convex slope based upon the property profile and a detailed topographic survey. Please refer to the attached March 15, 2005 staff report.

CONCUR:

Eva Choi
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Staff Report from March 15, 2005 Planning Commission Meeting
2. Property Survey
3. Topographic Profile
4. Photos

Appeal 3317