

October 17, 2006

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

**Regular Meeting of  
October 17, 2006**

**SUBJECT:** INTERPRETATION OF A MINOR MODIFICATION TO A CONDITIONAL  
USE PERMIT IN REGARDS TO CONSISTENCY WITH A PREVIOUSLY  
APPROVED LANDSCAPE PLAN

**LOCATION:** 2006, 2014 and 2024 Pacific Coast Highway (Lido Hermosa)

**Recommendation**

Direct staff as deemed appropriate.

**Background**

On June 17, 2003, the Planning Commission approved a seven-unit condominium project at the property referenced above. The project is near completion and the property owner has requested the Certificate of Occupancy for the units. However, upon final inspection by the Planning Division, it was identified that the landscape design had been altered from what was originally approved by the Commission. The approved landscape plan specifies 15 King Palm trees (36-inch box) between 10 and 12 feet in height and two 24-inch box and three 36-inch box Olive trees along 20<sup>th</sup> Street. However, a site inspection revealed that only 13 King Palms with an average height of 7 feet have been planted and the Olive trees lack the maturity of traditional 36-inch box trees (Attachment 2). Furthermore, the landscape plan denotes sod for both required common open spaces and climbing vines at the trellis structures which encompasses more than 500 square feet of the site. However both open space areas have been paved with concrete.


**Analysis**

Staff is seeking an interpretation whether the modification to the approved landscape plan may be considered a minor modification to the existing Conditional Use Permit. In the past, Staff has ministerially approved slight alterations to the landscape design when not visible from the public right-of-way; however, the proposed changes to the landscape design may constitute more than a minor modification to the previously approved Conditional Use Permit.



Richard S. Denniston  
Associate Planner

**CONCUR:**



Sol Blumenfeld, Director  
Community Development Department

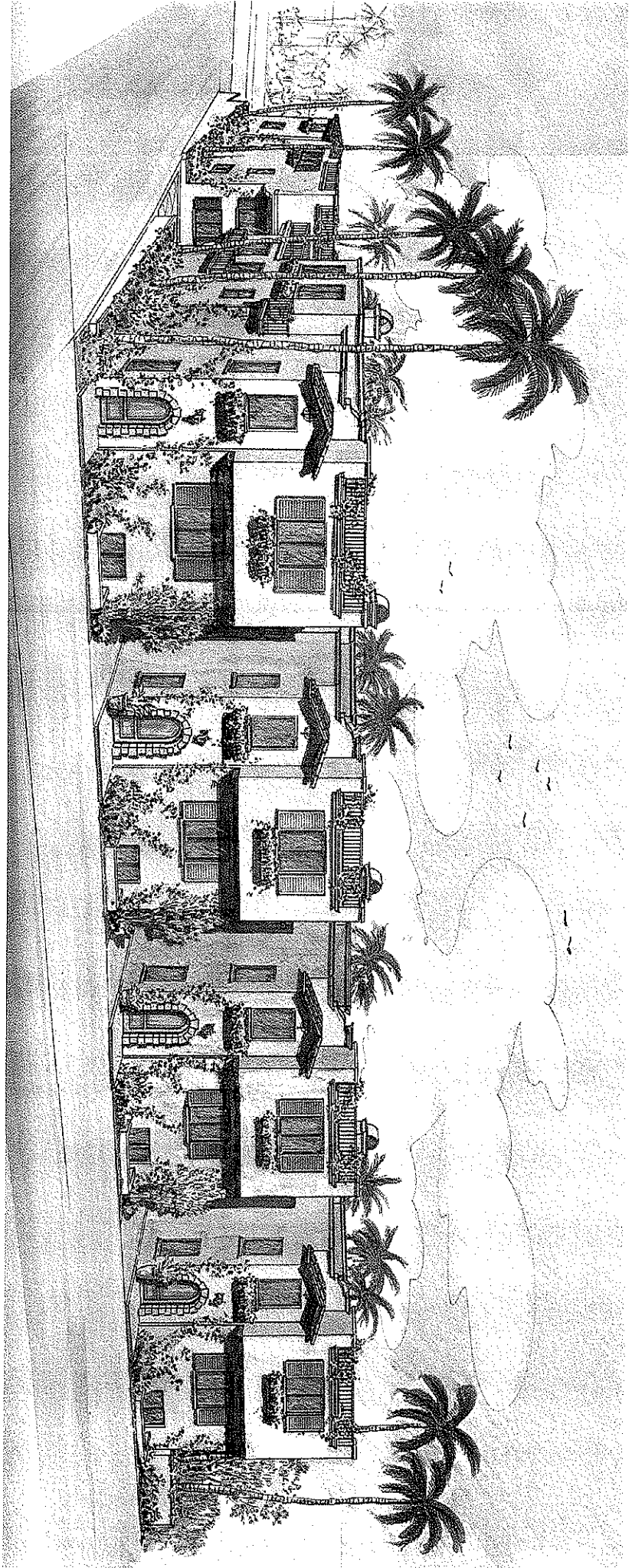
**Attachments**

1. Plans
2. Photo Survey
3. Letter from Developer

RECEIVED

JUN 17 2003

COM. DEV. DEPT.

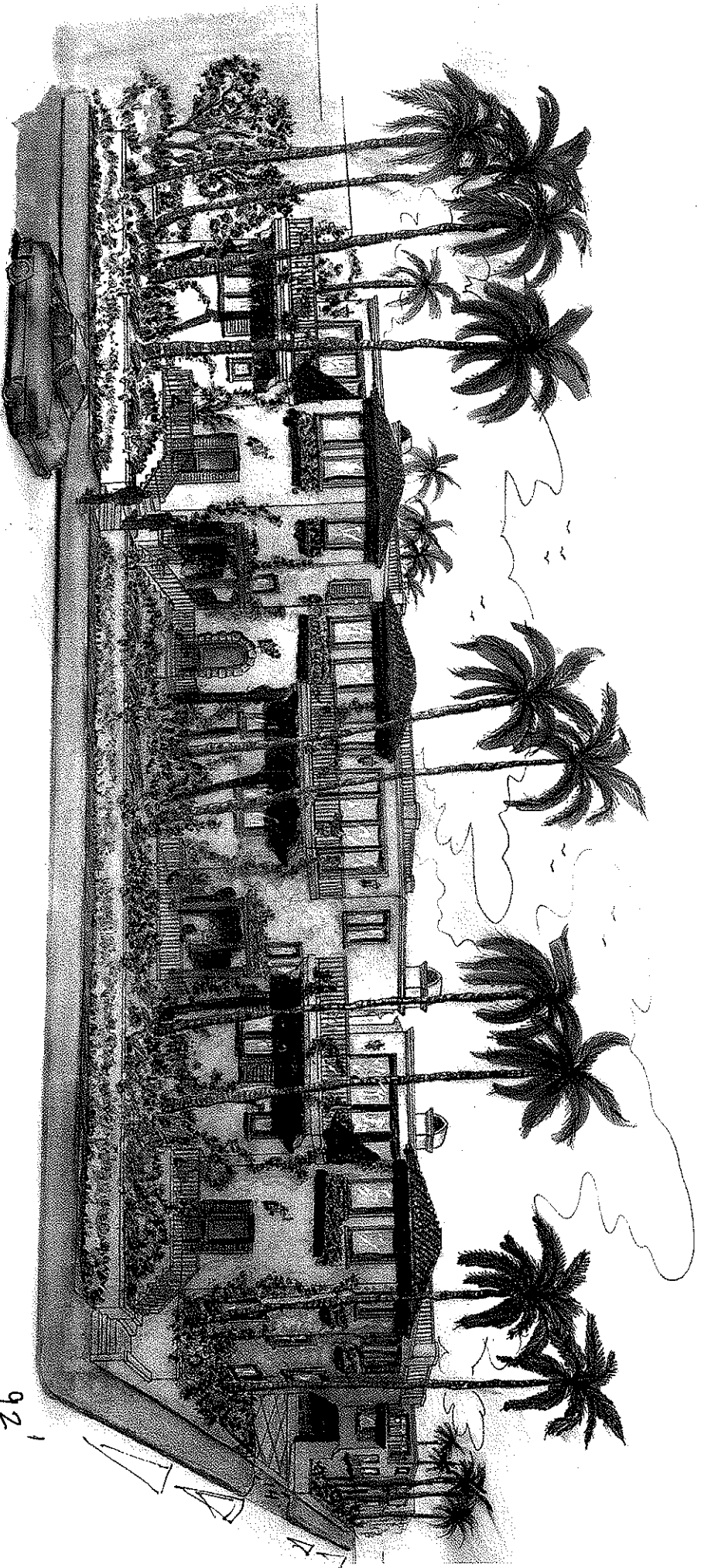


**OBELISK**  
ARCHITECTS  
310-373-3568

20th Street and Alley

Hermosa Beach, California

June 2003



92'  
-10'

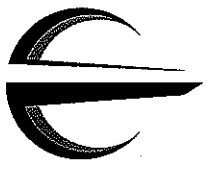
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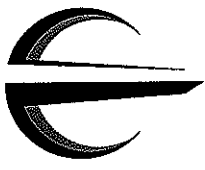
*Pacific Coast Highway and 20th Street*

*Hermosa Beach, California*



**OBELISK**  
ARCHITECTS  
310-373-3568

*August 2003*



**OBELISK**  
ARCHITECTS  
310-373-3568

*20th Street and Alley*  
*Hermosa Beach, California*

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**AUG 19 2003**

**COM. DEV. DEPT.**

*August 2003*

Lido Hermosa  
Common Open Space

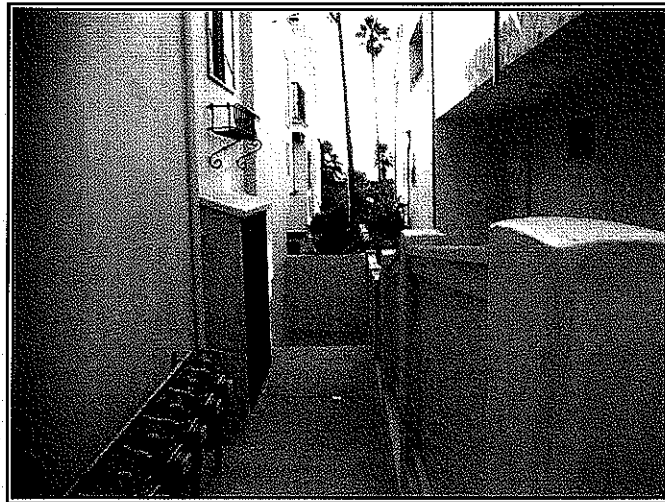




Lido Hermosa  
East Side



Lido Hermosa  
North Side



**Lido Hermosa  
South Side**





Lido Hermosa  
West Side



# LE BEAU HOMES

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To: Sol Blumenfeld  
 From: Bruce Gelb and Norman LeBeau  
 Subject: Lido Hermosa Landscaping  
 Date: October 3, 2006

Dear Sol,

We have summarized the landscaping plan that was implemented and the changes from the original approved plan for your review. We have made changes that we believe are a substantial improvement from the original plan. We planted 248 plants while the approved plan called for only 63 and we added high quality exterior flood lights for the landscaping that was not required at all. Most of the changes were to improve on the original plan and some were made for future liability issues such as mold from water intrusion. We are asking that you issue the Certificates of Occupancy for the project without any further delay. We have several escrows that we are trying to close and holding up the Certificates does not seem like an appropriate response to some insignificant changes.

<u>Original Plan</u>	<u>Location</u>	<u>Actual Plan</u>
	<u>Alley</u>	
(3) 15 Gal Cypress 3		(9) 15 Gal Cypress (1) 8' and (3) 4' King Palm (1) 9'-6" King Palm (18) 15 Gal Roses (14) 1 Gal Jasmine ground cover 46
	<u>20<sup>th</sup> Street</u>	
(4) 10'-12" King Palm		(2) 9' King Palm (1) 10' King Palm (1) 11' King Palm
(5) 24" & 36" box Olive		(1) 7'-6", (1) 7'-10", (1) 8' Olive (1) 8'-6" Olive, (1) 9' Olive
(6) Dwarf Rosemary 15		(36) 1 Gal Jasmine (2) 5 Gal Cypress (2) 15 Gal Roses (39) 1 Gal Boxwood Hedge 88
	<u>PCH</u>	
(6) 10'-12' King Palm (12) Roses (3) 15 Gal Cypress 21		(1) 9'-7" and (1) 10'-6" King Palm (10) Roses (5) 15 Gal Cypress (13) 5 Gal Flax (10) 1 Gal Flax

(13) 5 Gal Boston Ivy  
 (19) 1 gal Jasmine  
 (30) 5 Gal Boxwood Hedge  
 (3) 1 Gal Boxwood Hedge  
 104

North side yard

(4) 10'-12' King Palms  
 (4) 24" & 36" Box Olive  
 (10) Jasmine  
 14

(1) 9' and (1) 10'-6" King Palm  
 (2) 15 Gal Cypress  
 (2) 5 Gal Boston Ivy  
 6

We eliminated the plantings on the north side of the buildings because there are electrical "dog houses" that we need access to and nobody would see the landscaping in these areas. We added a planter at the end of the driveway in its place that everyone will see and appreciate

Trellis

(2) 10'-12' King Palm  
 (8) Iceberg Climbing  
 10

(4) 4' King Palms

There are several excellent reasons for not planting sod in the trellis areas. First, the areas are above grade and adjacent to living areas, which creates a possible moisture intrusion issue because of the amount of water grass requires. We thoroughly waterproofed all of the below grade walls of the development and installed dedicated drains throughout the property to minimize future moisture and mold problems. Second, grass will not grow well in the trellis area because it only gets partial sunlight for several months of the year. Third, the amount of grass we could plant is minimal when you add in walkways. We eliminated the climbing iceberg because we do not want the plants to attach themselves to the building where they will cause damage to the stucco, which again can cause water intrusion issues.

63

**TOTALS**

**248**

NONE

Lights

(35) 110V Flood Lights

In addition to the above noted improvements we completely removed and replaced the asphalt alley with new concrete, which was not required. This is a substantial upgrade in an effort to beautify what was once an ugly deteriorated alley. We also were asked by your public works department to replace the entire concrete intersection at 20<sup>th</sup> Street and the alley even though only half was required.

As you saw from your inspection of the property we have completed this project in professional manner that went far and above anything that was required.

Your consideration in this matter is appreciated.

Sincerely,

Bruce Gelb

  
 Norman LeBeau