



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3884

April 30, 2007

Oakes and Oakes Architects
545 Cypress Avenue
Hermosa Beach, Ca 90254

SUBJECT: Planning Division Final for 30-44 Hermosa Avenue

Dear Lee:

I am responding to your letter of April 18, 2007, regarding 30 – 44 Hermosa Avenue, which lists the corrections your client has agreed to make to comply with the Conditions of Approval in P.C. Resolution 04-14. The Planning Commission was impressed with the details in your original project design and the modifications made during construction are inconsistent with the project that was approved. Please note that pursuant to the Resolution, Conditions No. 1 requires that the development be in conformance with submitted plans, and No. 4 requires that *architectural treatment shall be as shown on building elevations and site and floor plans*. Staff does not have the authority to approve modifications to the plans as approved by the Planning Commission unless they are minor. The changes that we have reviewed are not minor and will require Planning Commission approval. Please advise your client that they will need to file an application for an amendment to their Conditional Use Permit and Precise Development Plan, unless the project is completed in accordance with the approved plans. The following provides a detailed response to the items we discussed in our meeting of April 4, 2007 regarding this matter.

1. Landscaping. Complete the project pursuant to plans, and providing three street trees as approved by the Public Works Department will satisfy the conditions of Resolution 04-14.
2. Drainage. The requirements for on-site storm water detention through the use of an infiltration pit and pervious pavers are not requirements of the City, so the waiver provisions in the Municipal Code are not applicable. These are requirements of your Coastal Development Permit. Unless you can revise the drainage plan to the satisfaction of the Coastal Commission, we cannot authorize any modification to the plan as approved.
3. Deck Railings: Unless the detail matches the original approval, the Planning Commission will have to approve your suggested modification. Elevations drawings and details reflecting this modification need to be submitted for Commission approval.

4. Missing balconies on east elevation: Elevation drawings and details reflecting the modification that you choose will need to be submitted for Commission consideration and approval.
5. Canopies: Installation of the canopies pursuant to approved plans will satisfy the conditions of the Resolution.
6. Your solution for covering these openings will satisfy our concerns. Please submit the details as described.
7. Windows and Doors-several inconsistencies between plans and what has been constructed on the exterior. The modifications you suggest will bring the project closer to submitted plans, but will still result in a significant inconsistency with the original approval. Please submit revised elevations and details for Planning Commission consideration of the alternatives you are suggesting.
8. The alternative for a metal panel off-set to accommodate signage is a reasonable alternative rather than removing the glass storefront and could be considered minor. Elevations and details of this change must be submitted before we can make that determination.
9. The installation of signage in the parking area will meet the conditions of the Resolution.

In summary, while we generally support the proposed modifications, the project will still be significantly different from the original approval. The modifications you propose will need to be detailed on revised plans for comparison with the original plans. Also, please be advised that the next Planning Commission meeting date is May 15, 2007, and your complete CUP/PDP amendment application must be received by May 1, 2007 in order to be heard at the May meeting. Please contact Senior Planner, Ken Robertson if you have any questions.

Sincerely,


Sol Blumenfeld, Director
Community Development Department