

May 8, 2007

Honorable Chairman and Members of the
Hermosa Beach Planning Commission

Regular Meeting of
May 15, 2007

SUBJECT: PRECISE DEVELOPMENT PLAN AMENDMENT 07-6

LOCATION: 30-44 HERMOSA AVENUE

APPLICANT: OAKES AND ASSOCIATES, ARCHITECTS

OWNER: MANHATTAN CORNERS LLC (KEN ZIEGLER)
 1104 HIGHLAND AVENUE, SUITE K
 MANHATTAN BEACH, CA 90266

REQUEST: TO MODIFY AND THE ARCHITECTURAL FINISHES AND FEATURES OF A
 RESIDENTIAL-COMMERCIAL MIXED USE PROJECT.

Recommendation:

To direct staff as deemed appropriate.

Background:

On April 20, 2004, the Planning Commission approved a Precise Development Plan and Conditional Use Permit for the subject project, which contains three residential condominium units above three commercial condominiums on the ground floor. The Commission approved the project subject to several conditions of approval, including two related to the architectural appearance. Condition No. 1 requires that the development be conformance with submitted plans, and No. 4 requires that *architectural treatment shall be as shown on building elevations and site and floor plans.*

The current owner recently requested a final Planning approval of the project, and when inspected on March 27, 2007, several items related to the architectural appearance were found that are not consistent with approved plans, as listed in the attached letter. Also, the letter identified both landscaping and water quality/drainage issues, which the applicant indicates he will comply with, thus no amendment is necessary to these items.

Analysis

The applicant has decided to request an amendment to the P.D.P. with respect to the changes in architectural features instead of making the changes necessary to be consistent with the original approval. The architect has submitted revised exterior elevations and revised rendering to show the proposed modifications as compared with the original plans.

The most prominent modifications are summarized as follows:

West and South Elevations:

- Metal guardrail instead of green tinted glass guardrail with stainless steel top rail and architectural stainless steel support.
- Aluminum storefront with clear glazing all the way up to the balcony above instead of green tinted glass and stucco sign panel at the top
- Windows and doors with aluminum finishes rather than wood finishes.
- Sliding doors at the residential decks rather than “nano” doors with horizontal aluminum dividers that matched horizontal elements on lower floor windows.

East Elevation

- Windows instead of French Doors with balconies at four locations
- Metal guardrails instead of glass guardrail detail

The applicant is also proposing the following enhancements to the project’s current appearance to address the issues identified above and in the correction letter:

- Installation of the steel canopies, pursuant to the original plan.
- A projecting aluminum sign can above the store fronts in-lieu of the stucco panel.
- One horizontal “muntin” in the sliding glass doors at the residential decks.
- “False” metal guardrails below the windows on the east elevation.
- The painting of a second color on the front façade between the commercial storefronts (consistent with the original rendering).

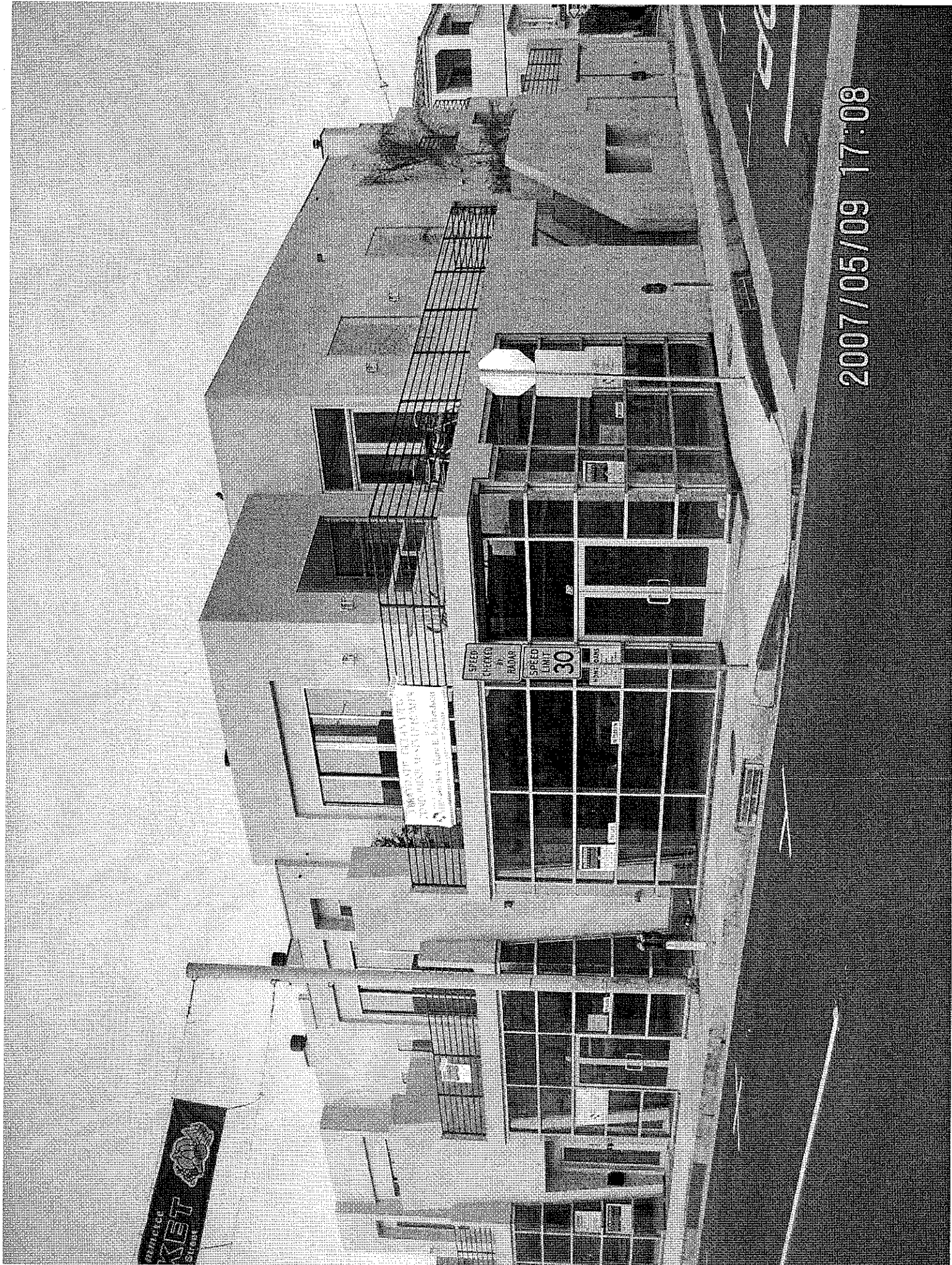

 Ken Robertson
 Senior Planner

CONCUR:


 Sol Blumenfeld, Director
 Community Development Department

Attachments

1. ~~Applicant's correspondence~~
2. Photo
3. Renderings and Elevations: Approved and Revised.



2007/05/09 17:08