

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: September 17, 2002

To: Honorable Chairman and Members of the Planning Commission

From: Sol Blumenfeld, Director
Scott Lunceford, Planning Assistant
Community Development Department

Subject: Continuation of Nonconforming Remodel Project Located at 1242
Bonnie Brae Street

Recommendation

Continue this project to the October 15, 2002 meeting.

Background

The applicant has filed a request for an addition and remodel of an existing nonconforming single family residence resulting in a greater than 50% increase in valuation.

Analysis

Upon initial review of the project, staff has determined that the applicant has miscalculated the valuation of the proposed nonconforming remodel project. The proposed expansion and remodel results in a total increase in valuation of 120.2%. Pursuant to Chapter 17.52 of the Zoning Ordinance up to 100% expansion/remodel of the current replacement cost (valuation) of the existing building is allowed. Any expansion/remodel that results in a greater than 100% increase in valuation requires a Variance approval.