

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: October 15, 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 November 19, 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

Staff has worked with the applicant on adjusting the proposed design to comply with the nonconforming remodel code requirements. The applicant has also proposed to bring the residence into complete compliance with current zoning requirements and may withdraw the nonconforming remodel application at a later date.