

November 12, 2002

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

**Regular Meeting of  
November 19, 2002**

CONTINUED FROM THE OCTOBER 15, 2002 MEETING

SUBJECT: NONCONFORMING REMODEL 02-10

LOCATION: 924 BAYVIEW DRIVE

APPLICANT: SUSAN SCOTT  
924 BAYVIEW DRIVE  
HERMOSA BEACH

REQUESTS: ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY DWELLING  
RESULTING IN A GREATER THAN 50% INCREASE IN VALUATION.

**Recommendation**

To approve the expansion and remodel subject to the conditions in the attached resolution.

**ALTERNATIVE:**

To deny the project with findings , and direct staff to return with a resolution at he next meeting.

**Background**

At the October 15, 2002 meeting the Planning Commission continued this request, directing the applicant to work with staff to prepare more complete and accurate plans for Commission review, and to add more relief to the exterior elevations.

**Analysis**

The applicant has revised and enhanced the plans, which more clearly and accurately depict the proposed addition and the necessary retaining walls and grade changes around the perimeter of the building to qualify the ground floor as a basement. The elevations have been modified to add relief to the building, including a decorative crown molding along the roofline, and window trim on the first floor windows facing the alley. Also, along the visible westerly elevation the building steps back at the top level to accommodate the deck, which includes a trellis and a glass guardrail.

CONCUR:

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Ken Robertson  
Associate Planner

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Sol Blumenfeld, Director  
Community Development Department

**Attachments**

1. Proposed Resolution