

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: September 21, 2004

To: Honorable Chairman and Members of the Planning Commission

From: Sol Blumenfeld, Director
Scott Lunceford, Associate Planner
Community Development Department

Subject: Continuation of Nonconforming Remodel to Allow the Extension of an Existing Wall With a Nonconforming Side Yard Located at 1085-1087 Monterey Blvd.

Recommendation

To continue the project until the October 19, 2004 meeting.

Background / Analysis

The Planning Commission heard this item at the June 15, 2004 meeting, and moved to continue the matter to the July 20, 2004 meeting to allow the applicant to submit an application and remit fees for legal determination of the existing garden room below the roof deck as directed by the Planning Commission. The applicant requested the matter be continued again at the July 20, 2004 and August 17, 2004 meetings to allow additional time to get information regarding the date of construction for the garden room. The applicant has now acquired evidence to determine the construction date of the garden room. Public noticing and application fees for the legal determination hearing are required, and the item shall be ready to be heard at the October 19, 2004 meeting.