

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: June 21, 2005

To: Honorable Chairman and Members of the Planning Commission

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

Subject: Continuation of Project at 1532 Prospect Avenue

Recommendation

To continue the project until the July 19, 2005 meeting.

Background / Analysis

Staff is requesting the matter be continued to the July 19, 2005 meeting because the valuation of the proposed expansion and remodel for an existing nonconforming residence, as shown on submitted plans, exceeds the 100% maximum valuation allowed by the Zone Code. Otherwise, the applicant would need to process a variance application concurrently with the nonconforming remodel application. The continuation allows the applicant additional time to correct the plans relative to the valuation issue.