

**CITY OF HERMOSA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**Date:** July 19, 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 August 16, 2005 meeting.

**Background / Analysis**

Staff is requesting the matter be continued to the August 16, 2005 to give the applicant more time to submit plans that comply with the requirements of the Nonconforming Ordinance. The item was continued from the June 21, 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.