

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: August 16, 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 1301 Hermosa Avenue

Recommendation

To continue the project until the September 20, 2005 meeting.

Background / Analysis

Staff is requesting the matter be continued to the September 20, 2005 to give the applicant more time to submit plans that comply with the maximum height requirements of the C-2 zone. Pursuant to Section 17.46.240 of the Hermosa Beach Zoning Ordinance, all proposed antennas or similar devices shall be allowed to exceed the height limit only to the extent that the cumulative surface area of all the devices (as calculated on the widest side of each device) shall not exceed 12 square feet of surface area over the height limit. The proposed project does not comply with this requirement because the surface area of all the proposed devices over the height limit exceeds the cumulative surface area limit allowed by the Zone Code. Otherwise, the applicant would need to process a variance application concurrently with the conditional use permit application. The continuation allows the applicant additional time to correct the plans relative to the height issue.