

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: March 21, 2006

To: Honorable Chairman and Members of the Planning Commission

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

Subject: Conditional Use Permit at 843 Pacific Coast Highway

Recommendation

To deem the application incomplete and withdraw it from Planning Commission consideration.

Background / Analysis

During research of the subject property staff discovered some zoning and building code violations on the property that preclude the processing of a discretionary permit at this time. A large rear portion of the building was constructed without permits after 1976 and prior to 1994. Staff has advised the applicant of the options available to address the violations, but as of this time the applicant has not provided any plans to do so. Staff recommends that this project be removed from Planning Commission review and, given the nature of the violations, that the City commence with code enforcement of the violations.