

**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
Ken Robertson, Senior Planner
Community Development Department

Subject: Continuation of Project at 1928 The Strand

Recommendation

To continue the project until the August 16, 2005 meeting.

Background / Analysis

The project also involves the reconstruction and expansion of one of two units on the property, which was damaged by fire. The project as submitted, however, proposes a 500 square foot expansion to the unit, which exceeds the maximum 250 square foot currently allowed for a nonconforming use situation when a property contains one parking space per unit.

The continuation allows the applicant to consider options to revise the project plans, submit a Variance request, or wait until the Nonconforming Ordinance text amendment is completed. If adopted as currently recommended by the Commission, the text amendment will increase the allowed expansion for properties with only one parking space per unit, to 500 square feet.