

December 27, 2001

**Honorable Chairman and Members of the  
Hermosa Beach Planning Commission**

**Regular Meeting of  
January 15, 2002**

SUBJECT: VESTING TENTATIVE PARCEL MAP # 25665

LOCATION: 32 8<sup>th</sup> Street

APPLICANT: Robert Newsome  
330 28<sup>th</sup> Street  
Hermosa Beach

REQUEST: TO APPROVE A TENTATIVE PARCEL MAP IN PLACE OF THE EXPIRED  
MAP TO ALLOW A TWO-UNIT CONDOMINIUM

**Recommendations:**

Approve Vesting Tentative Tract Map # 25665

**Background**

PROJECT INFORMATION

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	2,850 Square Feet
EXISTING USE:	2 newly constructed condominiums
SQUARE FOOTAGE:	Unit A: 2,857 and. Unit B: 1,425 Square Feet.

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Pursuant to Section 15303, Class 3(b) and 15315 of the California Environmental Quality Act Guidelines with the finding that the project is in an area with available services.

At the October 19, 1999 meeting, the Planning Commission approved the proposed two unit condominium project. The project was constructed, but the tentative tract map has expired.

**Analysis**

The project consists of two attached units, one with 3.75 baths, and the other with 2.75. Unit A has 3 bedrooms and an office. Unit B has 3 bedrooms. The buildings are two stories above basement level garages. The buildings are designed in a contemporary architecture with some Mediterranean elements.

The two newly constructed condominiums meet all the current requirements of the Zoning and Subdivision Ordinances. There is a need to approve another tentative tract map for the project because Resolution 99-57, Condition No. 12, causes the previously approved Vesting Tentative Parcel Map to expire two years from the date the Planning Commission approved the map (October 1999). The map could have been extended if a request to the Planning Commission had been made prior to the expiration date.

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Michael Schubach, City Planner

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Resolution of Approval
2. Vesting Tentative Tract Map