March 12, 2002

Honorable Chairman and Members of the   **Regular Meeting of**
Hermosa Beach Planning Commission   **March 19, 2002**

SUBJECT: EXTENSION OF VESTING TENTATIVE PARCEL MAP # 25751
                  CONDOMINIUM 99-33
                  PRECISE DEVELOPMENT PLAN 99-39

LOCATION: 1214 Monterey Blvd.

APPLICANT: James and Melinda Gimblett
                  1214 Monterey Blvd.
                  Hermosa Beach

REQUEST: TO APPROVE A ONE YEAR EXTENSION TO TENTATIVE PARCEL MAP.

Recommendation:
Approve by minute order a one year extension of Vesting Tentative Tract Map # 25751

Background

PROJECT INFORMATION

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	2,916 Square Feet
EXISTING USE:	3 dwelling units
PROPOSED SQUARE FOOTAGE:	Unit 1: 1,936 and. Unit 2: 1,915 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 March 21, 2000 meeting, the Planning Commission approved the proposed two unit condominium
project. The project has not been constructed, and the tentative tract map will expire on March 21, 2002.

Analysis

The project consists of two detached units. Each with 3 bedrooms and 3 1/2 baths. The buildings are two stories above basement level garages. The buildings are designed in a contemporary architecture with some Mediterranean elements.

The two proposed condominiums meet all the current requirements of the Zoning and Subdivision Ordinances and Building Permits have been obtained. There is a need to extend the tentative tract map for the project because Resolution 00-12, Condition No. 13, causes the approved Vesting Tentative Parcel Map to expire two years from the date the Planning Commission approved the map (March 2000). The map can be extended when a request to the Planning Commission is 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. P. C. Resolution 00-12
2. Extension request

Convtm99-33