

May 12, 2003

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

**Regular Meeting of
May 20, 2003**

SUBJECT: VESTING TENTATIVE PARCEL MAP #26219

LOCATION: 222 CULPER COURT

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE VESTING TENTATIVE
PARCEL MAP FOR A TWO-UNIT CONDOMINIUM

Recommendation

To extend the expiration date of the Vesting Tentative Parcel Map #26219 by one year to April 17, 2004 by minute order.

Background/Analysis

At the meeting of March 20, 2001 the Planning Commission approved a Conditional Use Permit, Precise Development Plan and a Vesting Tentative Parcel Map for a 2-unit condominium and the final resolution was adopted on April 16, 2001. The C.U.P. and P.D.P. have been implemented by the construction of the project, but approval of the final map has been delayed due to an error in the original survey, which resulted in the building being constructed in violation of setback and lot coverage requirements. The applicant has been trying to resolve these issues first with a Variance request, and now with a lot line adjustment. The applicant filed for the map extension prior to the expiration date of April 16, 2003.

The applicant is seeking an extension to the to the Tentative Map to allow more time to resolve the problems caused by the survey error which are necessary before the City can approve a final map.

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department