

February 9, 2005

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

**Regular Meeting of
February 15, 2005**

SUBJECT: VARIANCE 02-4, SUBDIVISION 03-1, VESTING TENTATIVE
PARCEL MAP NO. 26464

LOCATION: 836 BEACH DRIVE

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE VARIANCE AND
SUBDIVISION FOR ONE YEAR

Recommendation

To extend the expiration dates of the Variance (P.C. Resolution 03-2), and Subdivision/Vesting Tentative Parcel Map (Resolution 03-16) by one year to March 18, 2006 by minute order.

Background/Analysis

At the meeting of January 21, 2003, the Planning Commission approved a Variance for a two-lot subdivision with less than required lot width and lot size, and on March 18, 2003 the Commission approved the subdivision and Vesting Tentative Parcel Map. The Variance was granted because the proposed two lots, though substandard, are consistent with lot sizes in the area, and developing these lots with single-family dwellings was considered more consistent with surrounding development than a 3-unit condominium project. The Variance and subdivision map expire March 18, 2005.

The applicant indicates that the extension is needed because of delays in the preparation of the architectural plans for the two new homes, and processing the final map with the County.

CONCUR:

Ken Robertson,
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachment

1. Letter from applicant