

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

**Regular Meeting of
October 18, 2005**

SUBJECT: PRECISE DEVELOPMENT PLAN 04-16, CONDOMINIUM 04-15;
 VESTING TENTATIVE PARCEL MAP #06290

LOCATION: 200 PIER AVENUE

REQUEST: TO EXTEND THE EXPIRATION DATE

Recommendation:

To extend the expiration date of the Precise Development Plan by one year to October 26, 2006 consistent with the expiration dates of the Conditional Use Permit and Vesting Tentative Parcel Map.

Background/Analysis:

At their October 26, 2004 meeting, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and a Vesting Tentative Parcel Map for a 54-unit commercial condominium. The Precise Development Plan expires on October 26, 2005, while the Conditional Use Permit and Vesting Tentative Parcel Map do not expire until October 26, 2006.

The applicant is seeking an extension to the Precise Development Plan to allow for additional time for the architect to revise plans to the satisfaction of the California Coastal Commission, in order to obtain the coastal permit for the proposed project. Demolition of the existing building is anticipated to begin within the next month.

Eva Choi, Assistant Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments:

1. Applicant letter