

February 13, 2006

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

**Regular Meeting of  
February 21, 2006**

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 additional year to March 18, 2007 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 originally would have expired March 18, 2005, but the Planning Commission approved a one year extension in February, 2006.

The applicant indicates that the additional year 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:

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Ken Robertson,  
Senior Planner

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Sol Blumenfeld, Director  
Community Development Department

**Attachment**

1. Letter from applicant