

February 13, 2006

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

**Regular Meeting of
February 21, 2006**

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 54429

LOCATION: 801-813 20TH STREET
(PREVIOUSLY KNOWN AS 2006, 2014 AND 2024 PACIFIC COAST
HWY)

REQUEST: TO REINSTATE VESTING TENTATIVE TRACT MAP NO. 54429

Recommendation

To reinstate the vesting tentative tract map.

Background/Analysis

At the meeting of August 19, 2003, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map No. 54429 for a seven-unit condominium project. Pursuant to one of the conditions of approval, approval of the vesting tentative tract map shall become null and void twenty-four months from the date of approval unless the map is finalized and the project implemented. The applicant may apply in writing to the Planning Commission for a time extension prior to the dates of expiration.

The vesting tentative tract map for the project expired on August 19, 2005. The applicant is requesting a reinstatement of the vesting tentative tract map as construction of the project is nearing completion. The reinstatement of the vesting tentative tract map will allow additional time for the County Engineer to review the final tract map.

Eva Choi
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments
1. Correspondence