

March 14, 2006

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

**Regular Meeting of
March 21, 2006**

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 060263

LOCATION: 406 OCEAN VIEW AVENUE

REQUEST: TO APPROVE VESTING TENTATIVE PARCEL MAP NO. 060263

Recommendation

To approve the vesting tentative parcel map.

Background/Analysis

At the meeting of October 21, 2003, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 060263 for a two-unit condominium project. Pursuant to one of the conditions of approval, approval of the vesting tentative parcel 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 parcel map for the project expired on October 21, 2005. The applicant is requesting a reinstatement of the vesting tentative parcel map as construction of the project is nearing completion. The reinstatement of the vesting tentative parcel map will allow additional time for the County Engineer to review the final parcel map.

Scott Lunceford
Planning Associate

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution

P.C. RESOLUTION 06-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A VESTING TENTATIVE PARCEL MAP #060263 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 406 OCEAN VIEW AVENUE, LEGALLY DESCRIBED AS THE LOT 8, GARDEN VIEW TRACT

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by 406 Ocean View LLC, owner of real property located at 406 Ocean View Avenue, seeking approval of a Vesting Tentative Parcel Map #060263 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on March 21, 2006, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. On October 21, 2003, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map for a two-unit condominium project, the Vesting Tentative Parcel Map has expired on October 21, 2005.
2. The applicant has demolished the existing single-family dwelling on the property, and is developing a two-unit residential condominium project.
3. The subject property proposed for condominium development contains 4,379 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2B Limited Two-Family Residential on the Zoning Map.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Vesting Tentative Parcel Map:

1. The map is consistent with applicable general and specific plans;
2. The site is zoned R-2B and is physically suitable for the type and density of proposed development;
3. The subdivision or types of improvements are not likely to cause serious public health problems;

4. The subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;

5. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment;

6. The project, as conditioned, will conform to all zoning and condominium laws and criteria and will be compatible with neighboring residential properties;

7. The project is Categorically Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) and 15315 with the finding that the project is in an area with available services.

Section 5. Based on the foregoing, the Planning Commission hereby approves the subject Vesting Tentative Parcel Map subject to the following **Conditions of Approval**:

- 1. The Vesting Tentative Parcel Map shall be 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 for an extension of time to the Planning Commission prior to the dates of expiration.**
- 2. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy, outstanding assessments must either be paid in full or apportioned to any newly created parcels. Notice of same shall be provided to the Community Development Director. Assessment payoff amounts may be obtained by calling the City's Assessment Administrator at (800) 755-6864. Applications for apportionment may be obtained in the Public Works Department.**

Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 06- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of March 21, 2006.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

March 21, 2006
Date

