

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

**Regular Meeting of
April 18, 2006**

SUBJECT: CONDOMINIUM 04-3

LOCATION: 1107 MANHATTAN AVENUE (AKA 1106 PALM DRIVE)

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE TENTATIVE MAP NO.
060945 FOR A TWO-UNIT CONDOMINIUM.

Recommendation:

To extend the expiration date of the Vesting Tentative Parcel Map No. 60945 by one year to March 16, 2007.

Background/Analysis:

At the meeting of March 16, 2004, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 060945 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 date of expiration.

The applicant is seeking an extension to the Tentative Map because of delays experienced with LA County to obtain final map approval. A tentative map may be extended up to 5-years from its original expiration date, and the requested extension would be the first year. The project is currently under construction.

Scott Lunceford, Associate Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

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