

April 10, 2006

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

**Regular Meeting of
April 18, 2006**

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 060571

LOCATION: 403 11TH STREET

REQUEST: TO APPROVE VESTING TENTATIVE PARCEL MAP NO. 060571

Recommendation

To approve the vesting tentative parcel map.

Background/Analysis

At the meeting of February 17, 2004, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 060571 for a three-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 February 17, 2006. 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.

Eva Choi
Planning Assistant

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 #060571 FOR A THREE-UNIT CONDOMINIUM PROJECT, AT 403 11TH STREET, LEGALLY DESCRIBED AS LOT 16, BLOCK 1, HISS' 2ND ADDITION TO HERMOSA BEACH.

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

Section 1. An application was filed by The Jersey Hills, LLC, owner of real property located at 403 11th Street, seeking approval of a Vesting Tentative Parcel Map #060571 for a three-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on April 18, 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 February 17, 2004, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map for a three-unit condominium project.

2. The Vesting Tentative Parcel Map has expired on February 17, 2006.

3. The applicant has demolished the existing three duplex on the property, and is developing a three-unit residential condominium project.

4. The subject property proposed for condominium development contains 4,043 square feet, is designated High Density Residential on the General Plan Map, and designated R-3 Multiple 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-3 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;

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 April 18, 2006.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

April 18, 2006

Date