

June 06, 2006

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

**Regular Meeting of  
June 20, 2006**

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 061457

LOCATION: 1309 CYPRESS AVENUE

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE VESTING  
TENTATIVE PARCEL MAP NO. 061457,  
FOR A THREE UNIT CONDOMINIUM AT 1309 CYPRESS AVENUE.

**Recommendation**

To extend the expiration date of the vesting tentative parcel map #061457 by one year to June 15, 2007

**Background/Analysis**

At the meeting of June 15, 2004, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061457 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 June 15, 2006. The applicant is requesting an extension of the vesting tentative parcel map as construction of the project is nearing completion. The extension of the vesting tentative parcel map will allow additional time for the County Engineer to review the final parcel map.

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Eva Choi  
Planning Assistant

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department