

July 05, 2006

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

**Regular Meeting of
July 18, 2006**

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 61318

LOCATION: 315-317 HOPKINS AVENUE

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE VESTING
TENTATIVE PARCEL MAP NO. 61318,
FOR A TWO UNIT CONDOMINIUM AT 315-317 HOPKINS AVENUE.

Recommendation

To extend the expiration date of the vesting tentative parcel map #61318 by one year to June 14, 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. 61318 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. An application for a time extension was filed on June 7, 2006.

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.

Eva Choi
Planning Assistant

CONCUR:

Sol Blumenfeld, Director
Community Development Department

