

August 2, 2006

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

**Regular Meeting of  
August 15, 2006**

**SUBJECT: PLANNING COMMISSION RESOLUTION 04-34, APPROVING A PRECISE  
DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT AND VESTING  
TENTATIVE TRACT MAP NO. 061290.**

**LOCATION: 200 PIER AVENUE**

**REQUEST: TO EXTEND EXPIRATION DATES OF PRECISE DEVELOPMENT PLAN AND  
CONDITIONAL USE PERMIT AND VENTING TENTATIVE TRACT MAP NO. 061290  
FOR A 54-UNIT COMMERCIAL CONDOMINIUM PROJECT.**

**Recommendation:**

To approve by minute order. To extend expiration dates of Precise Development Plan, and Conditional Use Permit and Vesting Tentative Tract Map No. 061290 by one year to October 26, 2007.

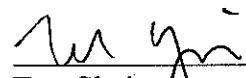
**Background/Analysis:**

At the meeting of October 26, 2004, the Planning Commission approved a Precise Development Plan, Conditional Use Permit and Vesting Tentative Tract Map No. 061290 for a 54-unit commercial condominium project. Pursuant to Section 17.58.050 of the Zoning Ordinance, a precise development plan is valid for one year, and should development fail to commence within such time limitation and no extension is granted, shall become null and void. The vesting tentative tract map is valid for twenty-four months from the date of approval unless the map is finalized and the project implemented. A tentative map may be extended up to 5-years from its original expiration date. The applicant may apply in writing to the Planning Commission for a time extension prior to expiration date.

The applicant is seeking extensions to a Precise Development Plan, Conditional Use Permit and Venting Tentative Tract Map because of delays experienced with the California Coastal Commission to obtain coastal permit approval and problems encountered during the structural plan check phase. A one-year extension was approved for the Precise Development Plan at the October 18, 2005 Planning Commission meeting. In sum, this is the first extension request for the Conditional Use Permit and Vesting Tentative Tract Map and second extension request for the Precise Development Plan. The project has received a demolition permit and demolition is completed and will receive a building permit for construction as soon as structural plan check requirements are met.

CONCUR:

  
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Sol Blumenfeld, Director  
Community Development Department

  
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Eva Choi  
Planning Assistant

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