

October 05, 2006

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

**Regular Meeting of
October 17, 2006**

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 061452

LOCATION: 445 MANHATTAN AVENUE

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE VESTING
TENTATIVE PARCEL MAP NO. 061452,
FOR A THREE UNIT CONDOMINIUM AT 445 MANHATTAN
AVENUE.

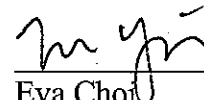
Recommendation

To extend the expiration date of the vesting tentative parcel map #061452 by one year to October 19, 2007

Background/Analysis

At the meeting of October 19, 2004, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061452 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 will expire on October 19, 2006. The project had unexpected delays at the structural plan check stage. The applicant is requesting an extension of the vesting tentative parcel map as the project is currently only at the demolition stage.



Eva Choi
Planning Assistant

CONCUR:



Sol Blumenfeld, Director
Community Development Department