

November 14, 2006

Honorable Chairman and Members of
Hermosa Beach Planning Commission

Regular Meeting of
November 21, 2006

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 061602

LOCATION: 94 17TH STREET

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE TENTATIVE MAP NO.
061602 FOR A TWO-UNIT CONDOMINIUM.

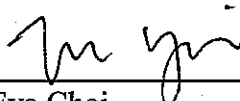
Recommendation:

To extend the expiration date of the Vesting Tentative Parcel Map No. 061602 by one year to November 16, 2007.

Background/Analysis:

At the meeting of November 16, 2004, the Planning Commission approved a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 061602 for a two-unit condominium project. Approval of the vesting tentative parcel map expires twenty-four months from the date of approval unless the map is final and the project implemented. The applicant may apply in writing to the Planning Commission for a time extension prior to the date of expiration.

The applicant is requesting an extension of the vesting tentative parcel map as construction of the project is nearing completion. The extension of the map will allow additional time for the County Engineer to review the final parcel map. A tentative map may be extended up to five-years from its original expiration date.



Eva Choi
Planning Assistant

CONCUR:



Sol Blumenfeld, Director
Community Development Department

Attachment

1. Letter from applicant

SROUR & ASSOCIATES, LLC
Business and Real Estate Development Services
1001 Sixth Street, Suite 110, Manhattan Beach, CA 90266
Email address sroullc@csrouur.com
310/372-8433 • FAX 310/372-8894

MEMORANDUM*via fax transmittal to 310 - 937-6235**2 pages***DATE:** November 13, 2006**TO:** CITY OF HERMOSA BEACH
Community Development Dept.
Attn: Eva
1315 Valley Drive
HERMOSA BEACH, CA 90254**FROM:** Maria Islas**RE:** 1625 & 1635 Hermosa Avenue (AKA 94-96 17th Street)

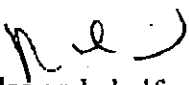
Dear Eva:

This correspondence is submitted on behalf of the owner of the subject property, California Custom Homes, Inc. We are assisting the owner and the project engineer, Denn Engineers, with coordination of the Final Parcel Map as well as other aspects of the condominium project. Resolution No. 04-44 approving tentative parcel map #61602 was adopted November 16, 2004. A building permit has been issued and construction is presently underway. Denn Engineers is the engineer of record and is processing the final map with the County Engineer for recordation. However, the final map will not be recorded prior to the expiration date.

We hereby request that the Planning Commission grant a one year extension of the tentative map which will allow Denn Engineers to proceed through recordation of the final map.

Eva, please call us if you have any questions.

Thank you for your consideration.


Maria Islas on behalf of California Custom Homes, Inc.

attachment

cc: