

March 13, 2007

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

**Regular Meeting of
March 20, 2007**

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 061900

LOCATION: 708 MONTEREY BOULEVARD AND 709 SUNSET DRIVE

APPLICANT: PCD 708 MONTEREY LLC
1910 BAYVIEW DRIVE
HERMOSA BEACH, CA 90254

REQUEST: VESTING TENTATIVE PARCEL MAP NO. 061900
FOR A TWO UNIT CONDOMINIUM AT 708 MONTEREY BOULEVARD AND
709 SUNSET DRIVE.

Recommendation

To approve the vesting tentative parcel map #061900 for a two-unit condominium at 708 Monterey Boulevard and 709 Sunset Drive.

Background/Analysis

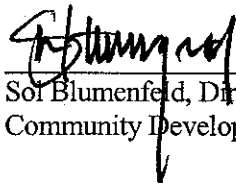
At the meeting of December 1, 2004, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061900 for project. Pursuant to one of the conditions of approval, approval of the vesting tentative parcel map shall become null and void twenty-four 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. However, the vesting tentative parcel map for the project expired on December 1, 2006 and the applicant did not request an extension. Consequently, the applicant must process another application for approval of a Vesting Tentative Parcel Map.

The project is currently in progress and near completion with approximately 30-days of construction outstanding. The applicant is seeking approval of the vesting tentative parcel map in order to file for the final map upon project completion.



Eva Choi
Planning Assistant

CONCUR:



Sol Blumenfeld, Director
Community Development Department

Attachment

1. Resolution
2. Photo

P.C. RESOLUTION 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A VESTING TENTATIVE PARCEL MAP #061900 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 708 MONTEREY BOULEVARD AND 709 SUNSET DRIVE, LEGALLY DESCRIBED AS LOT 10, TRACT 1072

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by PCD 708 Monterey LLC, owner of real property located at 708 Monterey Boulevard and 709 Sunset Drive, seeking approval of a Vesting Tentative Parcel Map #061900 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on March 20, 2007, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. At the meeting of December 1, 2004, the Planning Commission approved a Condition Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061900.
2. The Vesting Tentative Parcel Map No. 061900 has expired on December 1, 2006, twenty-four months from the date of approval.
3. The applicant is requesting approval of a vesting tentative parcel map in order to file for the final map upon project completion.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Vesting Tentative Parcel Map:

1. The map is consistent with applicable general and specific plans;
2. The site is zoned R-3 and is physically suitable for the type and density of proposed development;
3. The subdivision or types of improvements are not likely to cause serious public health problems;
4. The subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;

1 5. Design of the proposed subdivision is compatible and consistent with applicable elements
2 of the City's General Plan, and is compatible with the immediate environment;

3 6. The project is Categorical Exempt from the requirement for an environmental
4 assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b)
5 and 15315 with the finding that the project is in an area with available services.

6 Section 5. Based on the foregoing, the Planning Commission hereby approves the subject
7 Vesting Tentative Parcel Map subject to the following Conditions of Approval:

- 8 **1. Prior to approval of the Final Map, and prior to issuance of a Certificate of
9 Occupancy, outstanding assessments must either be paid in full or apportioned to
10 any newly created parcels. Notice of same shall be provided to the Community
11 Development Director. Assessment payoff amounts may be obtained by calling the
12 City's Assessment Administrator at (800) 755-6864. Applications for apportionment
13 may be obtained in the Public Works Department.**
- 14 **2. The approval of the Vesting Tentative Parcel Map shall become null and void
15 twenty-four months from the date of approval unless the map is finalized and the
16 project implemented. The applicant may apply in writing for an extension of time to
17 the Planning Commission prior to the dates of expiration.**

18 Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to
19 the decision of the Planning Commission, after a formal appeal to the City Council, must be made
20 within 90 days after the final decision by the City Council.

21 VOTE: AYES: None
22 NOES: None
23 ABSTAIN: None
24 ABSENT: None

25 CERTIFICATION

26 I hereby certify the foregoing Resolution P.C. 07- is a true and complete record of the action taken
27 by the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of
28 March 20, 2007.

29 _____
30 Kent Allen, Chair

Sol Blumenfeld, Secretary

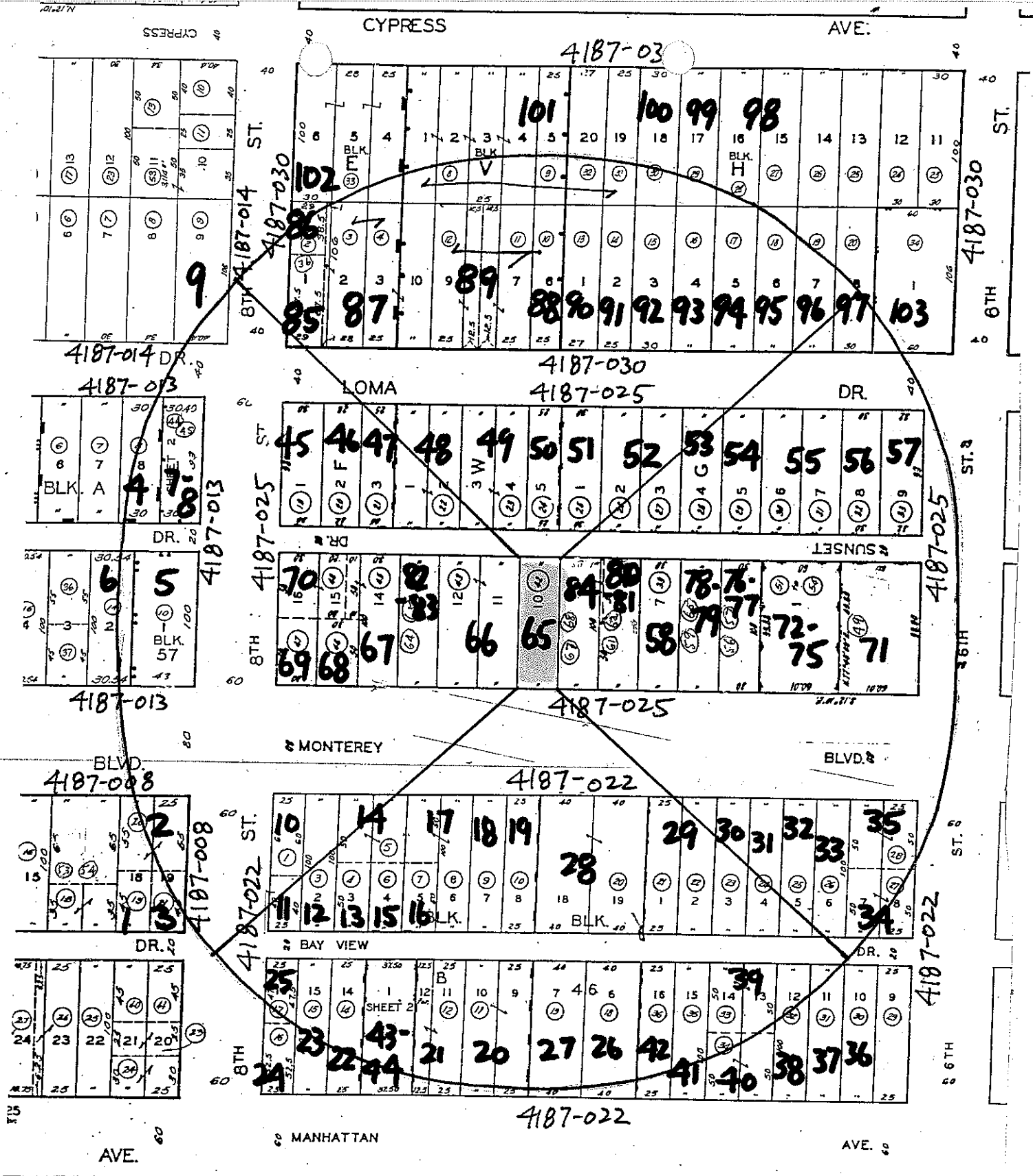
March 20, 2007

Date

vtpmr708




708 Monterey Blvd, Unit 1 of 2 condos on the lot



ADDRESS: 708 MONTEREY BL & 709 SUNSET DR

SCALE 1" = 100'

5

 **CONTINENTAL MAPPING SERVICE**
 6325 Van Nuys Boulevard, Van Nuys, CA 91401
 (818) 787-1663