

May 30, 2007

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

**Regular Meeting of  
June 19, 2007**

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 062415

LOCATION: 20 2<sup>ND</sup> STREET

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE TENTATIVE MAP NO.  
062415 FOR A TWO-UNIT CONDOMINIUM FOR A MIXED USE  
DEVELOPMENT.

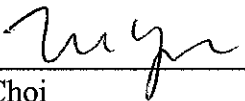
**Recommendation:**

To extend the expiration date of the Vesting Tentative Parcel Map No. 062415 by one year to July 19, 2008.

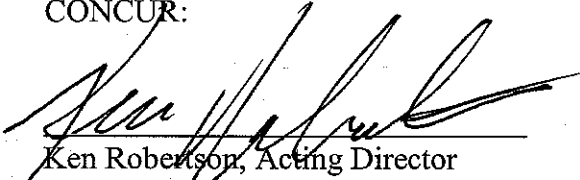
**Background/Analysis:**

At the meeting of July 19, 2005, the Planning Commission approved a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 062415 for a two-unit condominium project with a commercial unit on the ground floor and a residential unit above. 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 in progress. The extension of the map will allow additional time for the applicant to complete the project and 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:

  
\_\_\_\_\_  
Ken Robertson, Acting Director  
Community Development Department

**Attachment**

1. Letter from applicant

EXT20 2<sup>nd</sup> St.

# SUBTEC

SUBDIVISION TECHNICAL SERVICES  
5147 WEST ROSECRANS AVENUE, HAWTHORNE, CA 90250 (310) 644-3668

RECEIVED

MAY 31 2007

COMMUNITY DEV. DEPT.

May 16, 2007

City of Hermosa Beach  
Planning Department  
Civic Center  
Hermosa Beach, CA 90254

Re: Parcel Map 62415 - 20 2<sup>nd</sup> Street

Dear Eva:

On behalf of the applicants, I would like to request a one-year extension of time in which to record the final parcel map. Due to the length of time it takes to process the Coastal application, go through the plan check process and then submit the final map to the County for plan check, we are unable to record the final map within the 2-year time period specified in the conditions of approval.

The final map is in the review process with the County. However, the County currently has a tremendous backlog in the plan check review process, so we will need some additional time in which to record the map.

The Planning Commission's consideration of this request would be greatly appreciated.

Sincerely,

  
Cheryl Vargo