

May 30, 2007

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

**Regular Meeting of
June 19, 2007**

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 063034

LOCATION: 1002 7TH STREET

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE TENTATIVE MAP NO.
063034 FOR A TWO-UNIT CONDOMINIUM.

Recommendation:

To extend the expiration date of the Vesting Tentative Parcel Map No. 063034 by one year to June 21, 2008.

Background/Analysis:

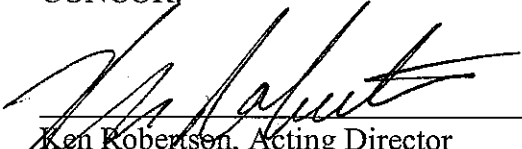
At the meeting of June 21, 2005, the Planning Commission approved a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 063034 for a two-unit condominium project. Approval of the Vesting Tentative Parcel Map expires twenty-four months from the date of approval unless 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:



Ken Robertson, Acting 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 srourlc@esrou.com
310/372-8433 • FAX 310/372-8894

~~RECEIVED~~
MAY 21 2007
COMMUNITY DEV. DEPT.

MEMORANDUM

DATE: May 21, 2007

TO: CITY OF HERMOSA BEACH
Community Development Dept.
1315 Valley Drive
HERMOSA BEACH, CA 90254

FROM: Jane Kobzeff

RE: 1002 7th Street – (Anschel) PM 63034

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MAY 22 2007
COMMUNITY DEV. DEPT.

This correspondence is submitted on behalf of the owner of the subject property, Harold Anschel. We are assisting the owner and the project engineer, Piai Engineering, with coordination of the Final Parcel Map as well as other aspects of the condominium project. Resolution No. 05-38 approving tentative parcel map #63034 was adopted June 21, 2005. A building permit has been issued and construction is presently underway. Piai Engineering 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 the engineer to proceed through recordation of the final map.

Enclosed:

Extension fee of \$1045.00- check # 1051
Application-signed and notarized

Please call us if you have any questions.

Thank you for your consideration.

Jane Kobzeff
Sroure & Associates

attachment
cc: Vic Piai