

July 2, 2007

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

**Regular Meeting of
July 17, 2007**

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 062448

LOCATION: 648 9TH STREET

APPLICANT: VINCENT AND LAURA BRUCCOLIERI
1800 3RD STREET
MANHATTAN BEACH, CA 90266

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE TENTATIVE MAP
NO. 62448 FOR A FOUR-UNIT CONDOMINIUM.

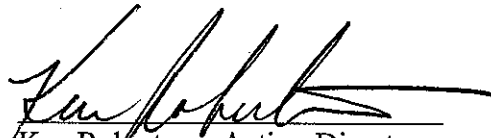
Recommendations

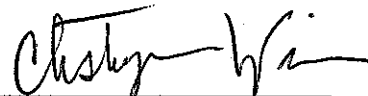
To extend the expiration date of the Vesting Tentative Parcel Map No. 062448 by one year to August 16, 2008.

Background/ Analysis

On August 16, 2005 the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 062448 for a four-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 is implemented. The applicant may apply in writing to the Planning Commission for a time extension prior to the date of expiration. A tentative map may be extended up to five years from its original expiration date.

The applicant is requesting an extension of the vesting tentative parcel map as construction of the project is underway. The extension of the map will allow additional time for the engineer of record to process the final map with the County Engineer for recordation. Staff recommends extending the expiration date of the Vesting Tentative Parcel Map No. 062448 by one year to August 16, 2008.


Ken Robertson, Acting Director
Community Development Department


Christopher Wilson
Planning Division Intern

Attachments

1. Letter from applicant

Location: F:\B95\CD\PC\EXT 648 9th

SROUR & ASSOCIATES, LLC
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310/372-8433 • FAX 310/372-8894

RECEIVED

JUN 06 2007

COMMUNITY DEV. DEPT.

MEMORANDUM

DATE: June 6, 2007

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

FROM: Jane Kobzeff

RE: 648 9th Street – (Bruccolieri) PM 62448

This correspondence is submitted on behalf of the owner of the subject property, Vince Bruccolieri. 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. 05-49 approving tentative parcel map #62448 was adopted August 16, 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 # 1069
Application-signed and notarized

Please call us if you have any questions.

Thank you for your consideration.

Jane Kobzeff
Srou & Associates

attachment
cc: Vic Piai