

September 10, 2007

Honorable Chairman and Members of
Hermosa Beach Planning Commission

Regular Meeting of
September 18, 2007

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 063311

LOCATION: 427 11th Street

REQUEST: TO EXTEND THE EXPIRATION DATE OF THE TENTATIVE MAP NO.
063311 FOR A THREE-UNIT CONDOMINIUM DEVELOPMENT.

Recommendation:

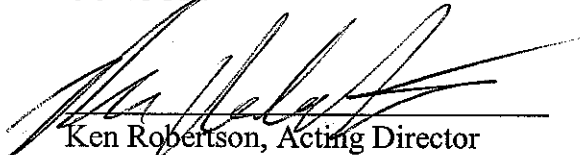
To extend the expiration date of the Vesting Tentative Parcel Map No. 063311 by one year to August 16, 2008.

Background/Analysis:

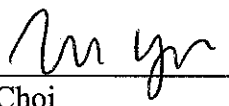
At the meeting of August 16, 2005, the Planning Commission approved a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 063311 for a three-unit condominium project. Approval of the Vesting Tentative Parcel Map expires twenty-four months from the date of approval unless the map is final and the project implemented. The applicant submitted a written request on August 6, 2007 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 demolition of the existing building is scheduled to begin between September 30 and October 15, 2007. Grading and foundation work is tentatively scheduled to start immediately following demolition. The extension of the map will allow additional time for the applicant to implement the project. A tentative map may be extended up to five-years from its original expiration date.

CONCUR:



Ken Robertson, Acting Director
Community Development Department



Eva Choi
Planning Assistant

Attachment

1. Correspond from applicant

EXT427 11th St.

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

MEMORANDUM*via fax 318-7371**1 page*

DATE: September 5, 2007

TO: BOB SALIM Original Via US Mail
 P.O. Box 1477
 Manhattan Beach, Ca 90266

FROM: Jane Kobzeff

RE: 427 11th St., HB

Dear Bob,

Just a follow up to the voice mail left yesterday. Per Eva at the city, they are requesting more information regarding your project. Basically, the status of the project. They are preparing the staff report for the PC meeting on 9/18 (for your map extension). They would like to have a sentence or so to include, stating what reasons for the delay and having to file and extension. (more time for tenants?...etc.). Please give us a call so we may assist with this matter. Or call the city directly.

Also, it would be very helpful if you provide us with the following information:

	Dates
DEMOLITION	<u>Sept 30 - Oct 15</u>
GRADING/FOUNDATION WORK	<u>Oct 15 thru Dec 30, 2007</u>
FRAMING	<u>Jan 2008 - Feb 28, 2008</u>
PROJECT COMPLETION	<u>November 30, 2008</u>

Give us a call if you have any questions.

Thank you.