

October 8, 2007

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

**Regular Meeting of  
October 16, 2007**

**SUBJECT:** VESTING TENTATIVE PARCEL MAP NO. 061452  
**LOCATION:** 445 MANHATTAN AVENUE  
**REQUEST:** TO EXTEND THE EXPIRATION DATE OF THE VESTING  
TENTATIVE PARCEL MAP NO. 061452,  
FOR A THREE UNIT CONDOMINIUM AT 445 MANHATTAN  
AVENUE.

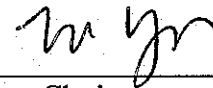
**Recommendation**

To extend the expiration date of the vesting tentative parcel map #061452 by one year to October 19, 2008.

**Background/Analysis**

At the meeting of October 19, 2004, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 061452 for a three-unit condominium project. The Planning Commission approved an extension request at the October 17, 2006 meeting, extending the expiration date to October 19, 2007.

The project had unexpected delays at the structural plan check stage and affected the construction project. The applicant is requesting an extension of the Vesting Tentative Parcel Map as the project is currently in its framing stage. The applicant is requesting in writing to the Planning Commission for a time extension prior to the date of expiration. A Vesting Tentative Parcel Map may be extended up to five times; this is the second extension request.



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Eva Choi  
Planning Assistant

CONCUR:



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Ken Robertson, Director  
Community Development Department