

March 3, 2003

**HONORABLE MAYOR and MEMBERS of the  
HERMOSA BEACH CITY COUNCIL**

Regular Meeting of  
March 11, 2003

SUBJECT: FINAL MAP #25751 (C.U.P. CON NO. 99-33, PDP NO. 99-39)

LOCATION: 1214 & 1216 MONTEREY BOULEVARD

APPLICANT(S): JEFFREY WIDMANN

REQUEST: TO ADOPT A RESOLUTION APPROVING FINAL MAP FOR A TWO-UNIT CONDOMINIUM PROJECT

**Recommendation**

Staff recommends approval of Final Parcel Map #25751 which is consistent with the approved Vesting Tentative Parcel Map, and recommends the City Clerk be directed to endorse the certificate for said map.

**Background**

The Planning Commission approved a Conditional Use Permit and Vesting Tentative Parcel Map #25751 for a two unit condominium at their February 15, 2000 meeting. The Vesting Tentative Parcel Map was extended for one year by the Planning Commission at the meeting of March 19, 2002. The project is currently under construction.

**Process**

Once a map has been tentatively approved by the Planning Commission, copies of the tentatively approved map must be submitted to the L.A. County Engineer, who is contracted by the City, to review the map for its technical correctness (pursuant to Section 66442(a)(4) of the Subdivision Map Act).

An applicant has two years from the date of tentative map approval to submit for final map approval unless an extension is filed. The Commission approved a one year extension on March 19, 2002. Typically applicants have not submitted for final map approval until projects are near completion and ready to be sold.

Final maps must be submitted to the City Council and must be approved by the City Council, "...if it conforms to all the requirements of [Subdivision Map Act] and any local subdivision ordinance

applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder....” pursuant to Section 66458(a) of the Subdivision Map Act.

**Analysis**

The staff has reviewed the Final Map and found it substantially consistent with the Vesting Tentative Parcel Map approved by the Planning Commission and in conformance with the State Subdivision Map Act.

Respectfully submitted,

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

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Ken Robertson  
Associate Planner

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Stephen R. Burrell  
City Manager

y/f:fm1214Monterey

RESOLUTION NO. 02-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, GRANTING APPROVAL OF FINAL PARCEL MAP #25751 FOR A TWO UNIT CONDOMINIUM CONVERSION PROJECT LOCATED AT 1214 & 1216 MONTEREY BOULEVARD, HERMOSA BEACH, CALIFORNIA.

WHEREAS, the City Council held a meeting on June 11, 2002 and made the following Findings:

- A. This project will not violate any of the provisions of Sections 66427.1, 66474, 66474.1, and 66474.6 of the Subdivision Map Act;
- B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code;
- C. The development of the property in the manner set forth on the subject division of land will not unreasonably interfere with the free and complete exercise of any public entity and/or public utility rights-of-way and/or easements within the subject division of land;
- D. The approval of said map is subject to all conditions outlined in Planning Commission Resolution P.C. No. 00-42 adopted after hearing on June 20, 2000;
- E. This project is Categorically Exempt pursuant to 15268(b)(3), "Approval of final subdivision maps", of the California Environmental Quality Act.

NOW, THEREFORE, the City Council of the City of Hermosa Beach, California, does hereby resolve as follows:

- 1. Pursuant to the recommendation of the Planning Commission and to the recommendation of the County Engineer, the City Council does hereby grant final approval of Parcel Map #25751 in the City of Hermosa Beach, State of California, being a Subdivision of Lot 5, Tract No. 1070, as recorded in Book 17, Page(s) 136 of Maps in the Office of the Recorder of Los Angeles County, for a two-unit condominium conversion project on land commonly known as 1214 & 1216 Monterey Boulevard, Hermosa Beach, California.

PASSED, APPROVED, and ADOPTED this 11th day of June, 2002.

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PRESIDENT of the City Council and Mayor of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

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CITY CLERK

CITY ATTORNEY

f:fm1136montereys

