

June 3, 2003

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

Regular Meeting of  
June 10, 2003

SUBJECT: FINAL MAP #26219 (C.U.P. CON NO. 00-24, PDP NO. 00-26)

LOCATION: 222 CULPER COURT

APPLICANT(S): DANIEL T. MELILLO, JR.

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

**Recommendation**

Staff recommends approval of Final Parcel Map #26219 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 for a two-unit condominium project and Vesting Tentative Parcel Map #26219 at their March 20, 2001 meeting. It was later discovered that the tentative parcel map was based on a faulty survey, and therefore misrepresented the depth of the property. Since the building was constructed based on the faulty survey, it resulted in a deficient building setback at the rear of the property. To resolve this problem, the applicant purchased a strip of property from the Pacific Villas Condominium property located to the east to accommodate the setback requirement. The Planning Commission approved as lot line adjustment at its May 20, 2003 meeting, which now brings the property into compliance with building setback requirements and lot coverage requirements, and makes the final map consistent with the Vesting Tentative Parcel Map. The applicant also received an extension from the Planning Commission to extend the expiration date of the map.

**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. 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**

Staff has reviewed the Final Map, which incorporates the adjusted east property line as approved through a lot line adjustment, and found it to be substantially consistent with the Vesting Tentative Parcel Map approved by the Planning Commission and in conformance with the State Subdivision Map Act. The new easterly property line established by the final map accommodates the necessary 5-foot setback at the ground level, and 3-foot setback on the upper levels.

Respectfully submitted,

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

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Ken Robertson  
Senior Planner

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Stephen R. Burrell  
City Manager

y/f:fm222culper

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, GRANTING APPROVAL OF FINAL PARCEL MAP #26219 FOR A TWO-UNIT CONDOMINIUM PROJECT LOCATED AT 222 CULPER COURT, HERMOSA BEACH, CALIFORNIA.

WHEREAS, the City Council held a meeting on June 10, 2003 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. 01-6 adopted after hearing on March 20, 2001;
- 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 #26219 in the City of Hermosa Beach, State of California, being a portion of lot 10, Block L, Tract No. 2002 as per map recorded in Book 22, Pages 154 and 155 of Maps, and a portion of lot 38, Tract No. 29641 as per map recorded in Book 811, Pages 19 and 20 of Maps, all in the Office of the Recorder of Los Angeles County, for a two-unit condominium project on land commonly known as 222 Culper Court, Hermosa Beach, California.

PASSED, APPROVED, and ADOPTED this 10th day of June, 2003.

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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  
f:fm222culperr

CITY

ATTORNEY