

June 18, 2002

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

Regular Meeting of  
June 25, 2002

SUBJECT: FINAL MAP #25226 (C.U.P. CON NO. 98-15, PDP NO. 98-20)

LOCATION: 228 ARDMORE AVENUE

APPLICANT(S): ASENKA NITZOW

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

**Recommendation**

Staff recommends approval of Final Parcel Map #25226 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 #25226 at their January 19, 1999 meeting, and extensions have been granted by the Commission to extend the map approval to February, 2003. 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. 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

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RESOLUTION NO. 02-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, GRANTING APPROVAL OF FINAL PARCEL MAP #25226 FOR A TWO UNIT CONDOMINIUM PROJECT LOCATED AT 228 ARDMORE AVENUE, HERMOSA BEACH, CALIFORNIA.

WHEREAS, the City Council held a meeting on June 25, 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. 99-2 adopted after hearing on January 19, 1999;
- 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 #25226 in the City of Hermosa Beach, State of California, being a Subdivision of Portions of Lot 76, Walter Ransom Co's Venable Place, as recorded in Book 9, Page(s) 150 of Maps in the Office of the Recorder of Los Angeles County, for a two-unit condominium project on land commonly known as 228 Ardmore Avenue, Hermosa Beach, California.

PASSED, APPROVED, and ADOPTED this 25th 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:fm228ardmores

