July 31, 2002

HONORABLE MAYOR and MEMBERS of the   Regular Meeting of
HERMOSA BEACH CITY COUNCIL   August 13, 2002

SUBJECT: FINAL MAP #26299 (C.U.P. CON NO. 01-6, PDP NO. 01-6)

LOCATION: 617 & 619 1ST STREET

APPLICANT(S):   ROBERT CAMPBELL

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

Recommendation

Staff recommends approval of Final Parcel Map No. 26299 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 No.26299 at their March 20, 2001 meeting. 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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Ken Robertson
Associate Planner

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Sol Blumenfeld, Director
Community Development Department

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Stephen R. Burrell
City Manager

y/f:fm617-1st