

November 13, 2003

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

Regular Meeting of
November 25, 2003

SUBJECT: FINAL MAP NO. 26791 (C.U.P. CON NO. 02-11, PDP NO. 02-15)

LOCATION: 1111 MANHATTAN AVENUE AND 1110 PALM DRIVE

APPLICANT(S): JAMES AND KAYE CALDWELL

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

Recommendation

Staff recommends approval of Final Parcel Map No. 26791 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 the addition of a second unit to create a two unit condominium project, and Vesting Tentative Parcel Map No.26791, at their October 15, 2002 meeting. The front unit along Manhattan Avenue was constructed in 1999, and the rear unit on Palm Drive 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:

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Stephen R. Burrell
City Manager

y/f:fm1111man

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, GRANTING APPROVAL OF FINAL PARCEL MAP NO. 26791 FOR A TWO UNIT CONDOMINIUM PROJECT LOCATED AT 1111 MANHATTAN AVENUE AND 1110 PALM DRIVE, HERMOSA BEACH, CALIFORNIA.

WHEREAS, the City Council held a meeting on November 25, 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. 02-43 adopted after hearing on October 15, 2002;
- 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 No.26791 in the City of Hermosa Beach, State of California, being a Subdivision of Lot 18, Block 35, First Addition to Hermosa Beach, as recorded in Book 1, Page(s) 59 and 60 of Maps in the Office of the Recorder of Los Angeles County, for a two-unit condominium project on land commonly known as 1111 Manhattan Avenue and 1110 Palm Drive, Hermosa Beach, California.

PASSED, APPROVED, and ADOPTED this 25th day of November, 2003.

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

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

f:fm111manrs

CITY ATTORNEY