

November 26, 2003

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

Regular Meeting of  
December 9, 2003

SUBJECT: FINAL MAP NO. 26773 (C.U.P. CON NO. 02-5, PDP NO. 02-7)

LOCATION: 510, 512 AND 514 ARDMORE AVENUE

APPLICANT(S): COOPER AND COMPANY

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

**Recommendation**

Staff recommends approval of Final Parcel Map No. 26773 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 three unit condominium project and Vesting Tentative Parcel Map No. 26773 at their August 20, 2002 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  
Senior Planner

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Sol Blumenfeld, Director  
Community Development Department

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Stephen R. Burrell  
City Manager

y/f:fm510ardmore

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, GRANTING APPROVAL OF FINAL PARCEL MAP NO. 26773 FOR A THREE UNIT CONDOMINIUM PROJECT LOCATED AT 510, 512 AND 514 ARDMORE AVENUE, HERMOSA BEACH, CALIFORNIA.

WHEREAS, the City Council held a meeting on December 9, 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. 02-32 adopted after hearing on August 20, 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.26773 in the City of Hermosa Beach, State of California, being a Subdivision of Lot 41, Dr. Dougherty's Hermosa Bay View Tract, as recorded in Book 10, Page(s) 140 of Maps in the Office of the Recorder of Los Angeles County, for a three-unit condominium project on land commonly known as 510, 512 and 514 Ardmore Avenue, Hermosa Beach, California.

PASSED, APPROVED, and ADOPTED this 9th day of December, 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:fm510ardmores

CITY ATTORNEY