

September 7, 2004

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

Regular Meeting of  
September 14, 2004

SUBJECT: FINAL MAP NO. 060842 (SUBDIVISION NO 04-1, VARIANCE NO. 04-1)

LOCATION: 2226 HERMOSA AVENUE

APPLICANT(S): ROBERT SCHNEIDER

REQUEST: TO ADOPT A RESOLUTION APPROVING FINAL MAP FOR A TWO-LOT SUBDIVISION PROJECT

**Recommendation**

Staff recommends approval of Final Parcel Map No. 060842 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**

At their February 17, 2004 meeting, the Planning Commission approved a Vesting Tentative Parcel Map No. 060842 and a Variance to allow an existing 5,757 square foot 60-foot wide lot to be subdivided into two 30-foot wide lots. The subject property currently contains a single residential structure, but with the R-2 zoning could be developed for up to three condominium units. As divided, the two lots are now limited to two separate single-family units. The Variance was needed to allow the resulting lots to be less than the required lot area (4,000 square feet) and lot width (40-feet), and was granted by the Planning Commission since the resulting lots would be consistent with the prevailing lot pattern in the area.

Architectural plans for a new single-family residence on each lot have recently been submitted for zoning review. Structural plans have not yet been submitted for plan check

**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. In this case, the applicant has submitted for final map approval prior to commencing construction.

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

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