

January 19, 2005

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

Regular Meeting of
January 25, 2005

SUBJECT: FINAL TRACT MAP NO. 060189 (CON 04-8, PDP NO. 04-9)

LOCATION: 30-44 HERMOSA AVENUE

APPLICANT(S): PAT ZINGHEIM AND JAY SCHUSTER

REQUEST: TO ADOPT A RESOLUTION APPROVING FINAL TRACT MAP FOR A MIXED USE DEVELOPMENT CONTAINING SIX CONDOMINIUM UNITS, THREE FOR RESIDENTIAL AND THREE FOR COMMERCIAL

Recommendation

Staff recommends approval of Final Tract Map No. 060189 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, and Precise Development Plan for a mixed-use condominium building, consistent with the Vesting Tentative Tract Map previously approve, for three residences above three commercial units on the ground floor at their meeting of April 20, 2004. The Vesting Tentative Tract Map No. 060189 was approved at their August 19, 2003 meeting. The project plans are currently in the plan check process, and the site still contains vacated buildings, which have not been demolished.

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, however, in this case the applicant is requesting final map approval prior to commencing construction of the project in order to meet obtain final approval before the August, 2005 deadline. The project construction must commence prior the expiration date for the Conditional Use Permit/Precise Development Plan which will be in October 2005.

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

City staff and the contract county engineer representing the city have reviewed the Final Tract Map and found it substantially consistent with the Vesting Tentative Tractl Map approved by the Planning Commission and in conformance with the State Subdivision Map Act.

Respectfully submitted,

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Ken Robertson
Senior Planner

Stephen R. Burrell
City Manager

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RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, GRANTING APPROVAL OF FINAL TRACT MAP NO. 060189 FOR A MIXED USE CONDOMINIUM PROJECT CONTAINING THREE RESIDENTIAL UNITS AND THREE COMMERCIAL UNITS LOCATED AT 300 HERMOSA AVENUE, HERMOSA BEACH, CALIFORNIA.

WHEREAS, the City Council held a meeting on January 25, 2005 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 and the development of the condominium project is subject to all conditions outlined in Planning Commission Resolutions P.C. 04-14 adopted after hearing on April 20, 2004;
- 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 Tract Map No.060189 in the City of Hermosa Beach, State of California, being a Subdivision of Lot 1, 2, and 3, of the First Addition to Hermosa Beach as per Map recorded in Book 1 Pages 59 and 60 of Maps, in the Office of the Recorder of Los Angeles County, for a mixed-use condominium project, containing three residential units and three commercial units, on land commonly known as 30-44 Hermosa Avenue, Hermosa Beach, California.

PASSED, APPROVED, and ADOPTED this 25th day of January, 2004.

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

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY

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