

February 21, 2006

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

Regular Meeting of
February 28, 2006

SUBJECT: FINAL MAP NO. 26664 (C.U.P. CON NO. 05-10, PDP NO. 05-11)
LOCATION: 310 MONTEREY BOULEVARD
APPLICANT(S): MONTEREY BY THE BAY, LLC
REQUEST: TO ADOPT A RESOLUTION APPROVING FINAL MAP FOR A TWO-UNIT CONDOMINIUM PROJECT

Recommendation

Staff recommends approval of Final Parcel Map No. 26664 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.26664 at their April 19, 2005 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).

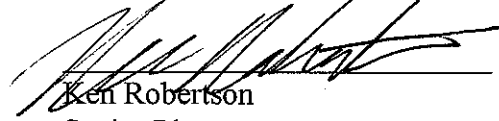
An applicant has two years from the date of tentative map approval to submit for final map approval. Typically applicants have not submitted for final map approval until projects are near completion and ready to be sold.

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

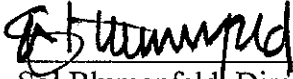
The staff has reviewed the Final Map and found it substantially consistent with the Vesting Tentative Parcel Map approved by the Planning Commission and in conformance with the State Subdivision Map Act.

Respectfully submitted,

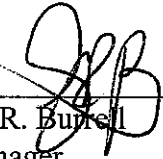


Ken Robertson
Senior Planner

CONCUR:



Sol Blumenfeld, Director
Community Development Department



Stephen R. Burrell
City Manager

y/f:fm310monterey

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, GRANTING APPROVAL OF FINAL PARCEL MAP NO. 26664 FOR A TWO UNIT CONDOMINIUM PROJECT LOCATED AT 310 MONTEREY BOULEVARD, HERMOSA BEACH, CALIFORNIA.

WHEREAS, the City Council held a meeting on February 28, 2006 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. 05-22 adopted after hearing on April 19, 2005;
- 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. 26664 in the City of Hermosa Beach, State of California, being a Subdivision of Lot 32, Block K, Tract No. 1686, as recorded in Book 20, Page 188 of Maps in the Office of the Recorder of Los Angeles County, for a two-unit condominium project on land commonly known as 310 Monterey Boulevard, Hermosa Beach, California.

PASSED, APPROVED, and ADOPTED this 28th day of February, 2006.

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

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY

f:fm310montereys