

September 5, 2006

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

Regular Meeting of
September 12, 2006

SUBJECT: FINAL MAP NO. 26464 (SUB 03-1, VAR 02-4)

LOCATION: 836 BEACH DRIVE AND 32 9TH STREET (LOTS 8 & 9 BLOCK 9, HERMOSA BEACH TRACT)

APPLICANT(S): ADAM L. GOOCH

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

Recommendation

Staff recommends approval of Final Parcel Map No. 26464 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 Variance and two-lot subdivision and Vesting Tentative Parcel Map No.26464 at their January 21, and March 18, 2003 meetings. The subdivision required a Variance to lot size, in order to allow the two lots to be subdivided into two substandard lots that had previously been merged into one legal parcel in 1988. As a merged lot the property could have been developed with a three-unit project as allowed in the R-2 zone, so the Commission granted the Variance to instead allow the development of single family homes on each lot consistent with development on the block. (The lots are 30-feet wide consistent with the majority of lots on this walk-street block).

The existing duplex is currently being demolished, and building permits are ready to issue to build the two homes once the final map is approved. The applicant has also obtained Planning Commission approval to extend the expiration date on the Variance and Tentative Map until March 2007

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).

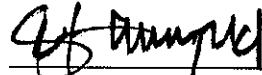
An applicant has two years from the effective date of approval of the tentative map to submit for final map approval. In this case the effective date of approval was March, 2003, and the applicant has been granted two one-year extensions. Typically for condominium projects applicants have not submitted for final map approval until projects are near completion and ready to be sold, but for lots splits building permits cannot be issued for separate single family homes until the final map is approved.

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.

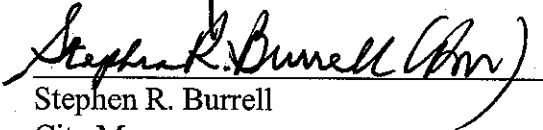
Analysis

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.

CONCUR:

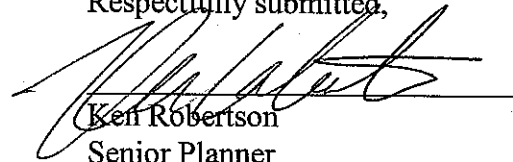


Sol Blumenfeld, Director
Community Development Department



Stephen R. Burrell
City Manager

Respectfully submitted,



Ken Robertson
Senior Planner

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RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 26464, FOR A TWO LOT SUBDIVISION, LOCATED AT 836 BEACH DRIVE AND 32 9TH STREET IN THE CITY OF HERMOSA BEACH, CALIFORNIA

WHEREAS, on March 18, 2003, the Planning Commission of the City of Hermosa Beach conducted a duly noticed public hearing to consider the application of Adam Gooch (the "Applicant" hereinafter) for approval of Tentative Parcel Map No. 26464 and, upon conclusion of said public hearing on March 18, 2003 the Planning Commission adopted its Resolution No. 03-16 approving Vesting Tentative Parcel Map No. 26464.

WHEREAS, on October 20, 2005, the Applicant filed an application for approval of Final Parcel Map No. 26464 (the "Application" hereinafter), as described in the title of this Resolution.

WHEREAS, pursuant to Municipal Code Section 16.08.040, the City Engineer has reviewed Final Parcel Map No. 26464 and determined that the map is technically correct, conforms to the approved Tentative Parcel Map and is in compliance with applicable provisions of Title 16 of the Municipal Code and of the Subdivision Map Act.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

SECTION 2. Pursuant to Section 16.08.040 of the Hermosa Beach Municipal Code, the City Council finds the Final Parcel Map to be in substantial conformance with the Tentative Parcel Map, with Title 7, Division 2, Chapter 3 of the California Government Code and with the applicable provisions of Title 16 of the Municipal Code. Based on the foregoing finding, the Council hereby approves Final Parcel Map No. 26464 as presented. The Council further authorizes and directs the Mayor and the City Clerk to execute the Subdivision Agreement for

1 installation of public improvements required by Tentative Parcel Map No. 26464 and not yet
2 completed as of the date hereof.

3 **SECTION 3.** The City Clerk is hereby directed to:

- 4 a. Certify to the adoption of this Resolution; and
- 5 b. Transmit a certified copy of this Resolution to the Applicant.

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7 **PASSED, APPROVED and ADOPTED** this 12th day of September, 2006.
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12 **PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, California

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14 **ATTEST:**

15 **APPROVED AS TO FORM:**

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17 _____
18 City Clerk

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20 City Attorney

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