

May 2, 2007

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

Regular Meeting of
May 8, 2007

SUBJECT: FINAL MAP NO. 61900 (C.U.P. CON NO. 04-24 / 07-4, PDP NO. 04-26)

LOCATION: 708 MONTEREY BOULEVARD AND 709 SUNSET DRIVE

APPLICANT(S): PCD 708 MONTEREY, LLC
1910 BAYVIEW DRIVE
HERMOSA BEACH, CA 90254

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

Recommendation

Staff recommends approval of Final Parcel Map No. 61900 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.61900 at their December 1, 2004 meeting. The Map subsequently expired on December 1, 2006 and the applicant re-applied and received approval of said Vesting Tentative Parcel Map at the March 20, 2007 Planning Commission 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).

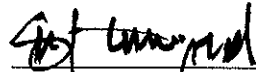
An applicant has two years from the date of tentative map approval to submit for final map approval. Typically applicants have not submitted for final map approval until projects are near completion and ready to be sold.

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.

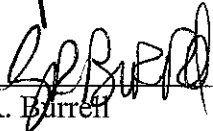
Analysis

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.

CONCUR:

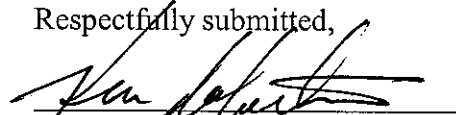


Sol Blumenfeld, Director
Community Development Department



Stephen R. Burrell
City Manager

Respectfully submitted,



Ken Robertson
Senior Planner

y/f:fm708 monterey

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1 installation of public improvements required by Tentative Parcel Map No. 61900 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.

6
7 **PASSED, APPROVED and ADOPTED** this 8th day of May, 2007.

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10 _____
11 **PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, California

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14 **ATTEST:**

APPROVED AS TO FORM:

15
16
17 _____
18 City Clerk

City Attorney