

July 3, 2007

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

Regular Meeting of
July 10, 2007

SUBJECT: FINAL MAP NO. 63246 (C.U.P. CON NO. 05-22, PDP NO. 05-24)

LOCATION: 494 ARDMORE AVENUE

APPLICANT(S): MEHRDAD M. TOOTOONCHI
P.O. BOX 1432
TORRANCE, CA 90505

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

Recommendation

Staff recommends approval of Final Parcel Map No. 63246 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 three unit condominium project and Vesting Tentative Parcel Map No.63246 at their October 18, 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.

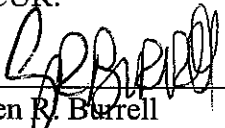
Analysis

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.



Ken Robertson, Acting Director
Community Development Department

CONCUR:



Stephen R. Burrell
City Manager

y/f:fm494ardmore

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RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 63246, FOR THE SUBDIVISION OF A THREE-UNIT CONDOMINIUM, LOCATED AT 494 ARDMORE AVENUE IN THE CITY OF HERMOSA BEACH, CALIFORNIA

WHEREAS, on October 18, 2005, the Planning Commission of the City of Hermosa Beach conducted a duly noticed public hearing to consider the application of Mehrdad M. Tootoonchi (the "Applicant" hereinafter) for approval of Tentative Parcel Map No. 63246 and, upon conclusion of said public hearing on October 18, 2005 the Planning Commission adopted its Resolution No. 05-62 approving Tentative Parcel Map No. 63246.

WHEREAS, on June 27, 2007, the Applicant filed an application for approval of Final Parcel Map No. 63246 (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. 63246 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. 63246 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. 63246 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 10th day of July, 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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13
14 **ATTEST:**

APPROVED AS TO FORM:

15
16
17 _____
18 City Clerk

City Attorney