

September 5, 2007

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

Regular Meeting of
September 11, 2007

SUBJECT: FINAL MAP NO. 61290 (C.U.P. CON NO. 04-15, PDP NO. 04-16)

LOCATION: 200 PIER AVENUE

APPLICANT(S): 200 PIER AVENUE L.P.
C/O NICK SCHAAR
643 CYPRESS AVENUE
HERMOSA BEACH, CA 90254

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

Recommendation

Staff recommends approval of Final Tract Map No. 61290 which is consistent with the approved Vesting Tentative Tract Map, and recommends the City Clerk be directed to endorse the certificate for said map.

Background

The City Council sustained Planning Commission approval of a Conditional Use Permit for a fifty-three unit commercial condominium project and Vesting Tentative Tract Map No.61290 at their October 26, 2004 meeting. The approval of the map was extended for an additional year to October, 2007 by the Planning Commission. The project is currently under construction.

Process

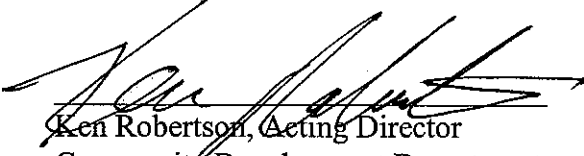
Once a map has been tentatively approved by the Planning Commission and City Council, copies of the tentatively approved map must be submitted to the L.A. County Engineer, who is contracted by the City, to review the map for its technical correctness (pursuant to Section 66442(a)(4)of the Subdivision 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 Tract Map approved by the Planning Commission and City Council and in conformance with the State Subdivision Map Act.


Ken Robertson, Acting Director
Community Development Department

CONCUR:


Stephen R. Burrell
City Manager

y/f.fm200pier

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RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING FINAL TRACT MAP NO. 61290, FOR THE SUBDIVISION OF A FIFTY-THREE UNIT COMMERCIAL CONDOMINIUM, LOCATED AT 200 PIER AVENUE IN THE CITY OF HERMOSA BEACH, CALIFORNIA

WHEREAS, on September, 21, 2004, the Planning Commission of the City of Hermosa Beach conducted a duly noticed public hearing to consider the application of 200 Pier Avenue L.P. (the "Applicant" hereinafter) for approval of Tentative Tract Map No. 61290 and, upon conclusion of said public hearing on September 21, 2004 the Planning Commission adopted its Resolution No. 04-34 approving Tentative Tract Map No. 61290.

WHEREAS, on October 26, 2004, the City Council conducted a duly noticed public hearing to reconsider the decision of the Planning Commission for approval of Tentative Tract Map No. 61290 and, upon conclusion of said public hearing on October 26, 2004 the City Council adopted its Resolution No. 04-6364 sustaining approval of Tentative Tract Map No. 61290.

WHEREAS, on August 23, 2007, the Applicant filed an application for approval of Final Tract Map No. 61290 (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 Tract Map No. 61290 and determined that the map is technically correct, conforms to the approved Tentative Tract 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 Tract Map to be in substantial conformance with the Tentative Tract

1 Map, with Title 7, Division 2, Chapter 3 of the California Government Code and with the
2 applicable provisions of Title 16 of the Municipal Code. Based on the foregoing finding, the
3 Council hereby approves Final Tract Map No. 61290 as presented. The Council further authorizes
4 and directs the Mayor and the City Clerk to execute the Subdivision Agreement for installation of
5 public improvements required by Tentative Tract Map No. 61290 and not yet completed as of the
6 date hereof.

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

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

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11 **PASSED, APPROVED and ADOPTED** this 11th day of September, 2007.

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15 **PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, California

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18 ATTEST:

APPROVED AS TO FORM:

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21 _____
22 City Clerk

City Attorney