

October 18, 2006

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

Regular Meeting of
October 24, 2006

SUBJECT: FINAL MAP NO. 61457 (C.U.P. CON NO. 04-12, PDP NO. 04-13)

LOCATION: 1309 CYPRESS AVENUE

APPLICANT(S): STEVEN LEGARE
1140 HIGHLAND AVENUE
MANHATTAN BEACH, CA 90266

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

Recommendation

Staff recommends approval of Final Parcel Map No. 61457 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.61457 at their June 15, 2004 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.

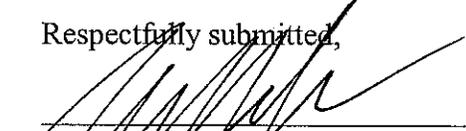
Final maps must be submitted to the City Council and must be approved by the City Council, "...if it conforms to all the requirements of [Subdivision Map Act] and any local subdivision

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

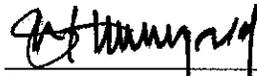
The staff has reviewed the Final Map and found it substantially consistent with the Vesting Tentative Parcel Map approved by the Planning Commission and in conformance with the State Subdivision Map Act.

Respectfully submitted,

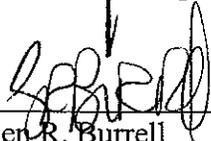


Ken Robertson
Senior Planner

CONCUR:



Sol Blumenfeld, Director
Community Development Department



Stephen R. Burrell
City Manager

1 installation of public improvements required by Tentative Parcel Map No. 61457 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 24th day of October, 2006.

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

13
14 **ATTEST:**

15 **APPROVED AS TO FORM:**

16
17 _____
18 City Clerk

19 _____
20 City Attorney