



Staff Report

File #: REPORT 18-0601, Version: 1

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of October 9, 2018**

SUBJECT: FINAL MAP NO. 74515 (C.U.P. CON NO. 16-12, PDP NO. 16-14)

LOCATION: 937 15TH STREET

APPLICANT(S): BEACH CITY CAPITAL FUND, LLC

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

(Community Development Director Ken Robertson)

Recommended Action:

Staff recommends that the City Council:

1. Approve Final Parcel Map No. 74515, which is consistent with the approved Vesting Tentative Parcel Map; and
2. Request the City Clerk to endorse the certificate for said map.

Background:

The Planning Commission approved a Conditional Use Permit for a two-unit residential condominium project and Vesting Tentative Parcel Map No. 74515 at its November 15, 2016, 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 State Subdivision Map Act.

An applicant has two years from the date of tentative map approval to submit for final map approval. Typically, applicants do not submit for final map approval until the project is 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 State Subdivision Map Act.

Analysis:

Staff reviewed the Final Parcel 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.

Attachments:

1. Proposed Resolution
2. Final Map No. 74515

Respectfully Submitted by: Kim Chafin, Planning Manager

Concur: Ken Robertson, Community Development Director

Approved: Suja Lowenthal, City Manager