



Staff Report

File #: REPORT 19-0140, Version: 1

Honorable Mayor and Members of the Hermosa Beach City Council Regular Meeting of March 12, 2019

APPROVAL OF FINAL PARCEL MAP NO. 74179 AT 226 2ND STREET (Community Development Director Ken Robertson)

Recommended Action:

Staff recommends that the City Council:

1. Adopt the attached resolution approving Final Parcel Map No. 74179, 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 three-unit residential condominium project and Vesting Tentative Parcel Map No. 74179 at its March 21, 2017, meeting. The project is currently under construction.

Once a map has been tentatively approved by the Planning Commission, copies of the tentatively approved map must be submitted to the Los Angeles (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. 74179

Respectfully Submitted by: Nicole Ellis, Associate Planner

Concur: Ken Robertson, Community Development Director

Approved: Suja Lowenthal, City Manager