



Staff Report

File #: REPORT 19-0622, Version: 1

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 24, 2019**

SUBJECT: FINAL MAP NO. 78251 (C.U.P. CON NO. 19-3, PDP NO. 18-7)

LOCATION: 945 15TH STREET

APPLICANT(S): BEACH CITY CAPITAL MANAGEMENT, LLC. C/O JASON MULLER

**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. 78251, which is consistent with the approved Vesting Tentative Parcel Map; and
2. Request the City Clerk to endorse the certificate for said map.

Executive Summary:

Beach City Capital Management, LLC. C/O Jason Muller, applicant and property owner at 945 15th Street, possesses a Conditional Use Permit, approved at the March 20, 2018 Planning Commission meeting. The applicant applied for a final map approval, which staff recommends for Council consideration and adoption.

Background:

The Planning Commission approved a Conditional Use Permit for a two-unit residential condominium project and Vesting Tentative Parcel Map No. 78251 at its March 20, 2018 meeting. The project is currently under construction.

Discussion:

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

General Plan Consistency:

Approval of the final map is the final procedural step in the process to build and occupy this new development. It allows for the division of ownership of the units for this project that has already been evaluated for its consistency with PLAN Hermosa by the Planning Commission. Relevant Policies that continue to relate this project and its final ownership and occupancy are listed below:

Land Use Element

Goal 2. Neighborhoods provide for diverse needs of residents of all ages and abilities, and are organized to support healthy and active lifestyles.

- **2.3 Balanced neighborhoods.** Promote a diverse range of housing unit types and sizes, within the allowed densities.
- **2.5 Neighborhood preservation.** Preserve and enhance the quality of residential neighborhoods by avoiding or abating the intrusion of disruptive, nonconforming buildings and uses.
- **2.6 Diversity of building types and styles.** Encourage a diversity of building types and styles in areas designated for multi-family housing ranging from duplex/triplex/fourplex to courtyard housing to multi-family housing projects.

Fiscal Impact:

There are no fiscal implications to the City resulting from this action.

Attachments:

1. Proposed Resolution
2. Final Map No. 78251

Respectfully Submitted by: Kathy Khang, Assistant Planner

Concur: Ken Robertson, Community Development Director

Noted for Fiscal Impact: Viki Copeland, Finance Director

Approved: Suja Lowenthal, City Manager