



**Honorable Mayor and Members of the Hermosa Beach City Council**

**ADOPTION OF A RESOLUTION APPROVING FINAL MAP NO. 84115 FOR A TWO-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT 707 3rd Street**

**CEQA:** Determine that the Project is categorically exempt from the California Environmental Quality Act  
(Community Development Director Alison Becker)

**Recommended Action:**

1. Determine that the project is exempt from the California Environmental Quality Act;
2. Adopt a Resolution (**Attachment 1**) approving Final Parcel Map No. 84115 (**Attachment 2**), which is consistent with the approved Vesting Tentative Parcel Map; and
3. Authorize the City Clerk to endorse the certificate for said map.

**Executive Summary:**

At its June 20, 2023 meeting, the Planning Commission approved a new two-unit detached condominium project at 707 34th Street. The applicant, KIRI Capital LLC, filed a request for a final map within two years of the tentative map approval. Upon review of Final Map No. 84115, staff recommend that the City Council adopt a resolution approving the final map.

**Background:**

The Planning Commission approved a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 84115 for a two-unit residential condominium project at its June 20, 2023 meeting. The project is currently under construction.

Past Commission Action

Meeting Date	Description
<a href="#">June 20, 2023</a>	Planning Commission approved Conditional Use Permit (CUP23-03), Precise Development Plan (PDP 23-03), Vesting Tentative Parcel Map No. 84115 for a two-unit detached condominium at 707 3 <sup>rd</sup> Street.

**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. The parcel map was reviewed and approved by Los Angeles County engineer in a letter dated March 27, 2025 (**Attachment 3**).

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. The applicant filed a timely request for a Final Map on April 15, 2025.

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 [the 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 (Cal. Gov. Code § 66410 *et seq.*).

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. Approving the final map allows the ownership of the units to be divided, so that they may be sold as separate units. The Planning Commission has already evaluated the project and has determined that dividing the units would be consistent with the City's General Plan, PLAN Hermosa. 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.**

**Policies**

- **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.

**Environmental Determination:**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is Categorical Exempt from the California Environmental Quality Act as defined in Section 15303(b), Class 3 Exemption, New Construction or Conversion of Small Structures, because the proposal pertains to final map approval for the construction of limited numbers (two) of new, small structures. More specifically, the project comprises two new condominium units in an urbanized area, totaling no more than six dwelling units. Moreover, none of the exceptions to the Categorical Exemption apply, nor would the project result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway.

**Fiscal Impact:**

There is no fiscal impact associated with the recommended actions.

**Attachments:**

1. Draft Resolution
2. Final Map No. 84115
3. Letter from Los Angeles County Engineer

**Respectfully Submitted by:** DeDe Tran, Assistant Planner

**Concur:** Alexis Oropeza, Planning Manager

**Concur:** Alison Becker, AICP, Community Development Director

**Noted for Fiscal Impact:** Henry Chao, Finance Manager

**Concur:** Brandon Walker, Administrative Services Director

**Legal Review:** Todd Leishman, Interim City Attorney

**Approved:** Steve Napolitano, Interim City Manager