

CITY OF HERMOSA BEACH
RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING FINAL MAP NO. 84115 FOR A TWO-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT 707 3rd STREET AND DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on June 20, 2023, the Planning Commission of the City of Hermosa Beach conducted a duly noticed public hearing to consider applicant Kimiko Inoue's application for approval of Vesting Tentative Parcel Map No. 84115 at 707 3rd Street. Upon conclusion of said public hearing the Planning Commission adopted its Resolution No. 23-06 approving Vesting Tentative Parcel Map No. 84115; and

WHEREAS, on April 9, 2025, KIRI Capital LLC (the "Applicant" hereinafter) filed an application for approval of Final Map No. 84115 at 707 3rd Street (the "Application" hereinafter), as described in the title of this Resolution; and

WHEREAS, pursuant to Municipal Code Section 16.08.040, the City Engineer has reviewed Final Map No. 84115 and determined that the map is technically correct, conforms to the approved Vesting Tentative Parcel Map and is in compliance with applicable provisions of Title 16 of the Municipal Code and of the State Subdivision Map Act; and

WHEREAS, on July 22, 2025 the City Council determined that all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

SECTION 2. Pursuant to Section 16.08.040 of the Hermosa Beach Municipal Code, the City Council finds the Final Parcel Map to be in substantial conformance with approved Vesting Tentative Parcel Map No. 84115, with Title 7, Division 2, Chapter 3 of the California Government Code (the "State Subdivision Map Act"), and with the applicable provisions of Title 16 of the Municipal Code. Based on the foregoing finding, the City Council hereby

approves Final Marcel Map No. 84115 as presented.

SECTION 3. Pursuant to the California Environmental Quality Act (CEQA), the proposed project is Categorical Exempt from CEQA as defined in Section 15303(b), Class 3 Exemption, New Construction or Conversion of Small Structures, because the proposal pertains to a final map approval for the creation of two residential condominiums located within an urbanized area. 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.

SECTION 4. This Resolution shall take effect immediately. The City Clerk shall certify to the passage and adoption of this Resolution; shall cause the original of the same to be entered among the original resolutions of the City Council; shall make a minute of the passage and adoption thereof in the minutes of the City Council meeting at which the same is passed and adopted; and shall transmit a copy of this Resolution to the Applicant.

PASSED, APPROVED, and ADOPTED on this 22nd day of July 2025.

Rob Saemann

President of the City Council and **Mayor** of the City of Hermosa Beach, CA

ATTEST:

APPROVED AS TO FORM:

Myra Maravilla
City Clerk

Todd Leishman
Interim City Attorney