

PC Resolution 25-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PRECISE DEVELOPMENT PLAN (PDP 24-08), TO ALLOW A NEW FOUR-UNIT APARTMENT BUILDING WITH FOUR PARKING SPACES AT 3415 PALM DRIVE IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONE TO COMPLY WITH THE HOUSING ACCOUNTABILITY ACT, GOVERNMENT CODE SECTION 65589.5, CONDITIONED ON COASTAL COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT; AND DETERMINING THAT THE ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER CEQA GUIDELINES § 15303.

The Planning Commission of the City of Hermosa Beach does hereby resolve, and order as follows:

Section 1. Findings. The Planning Commission makes the following findings:

- 1.1. A preliminary application in accordance with the Housing Crisis Act of 2019 (Government Code Section 65941.1) was filed on February 7, 2024, by the applicant Tony and Renada Ferraro, for development of the property located at 3415 Palm Drive for a five-unit residential project including one low-income housing unit (20 percent) under the Government Code Section 65589.5 subdivision (d), commonly referred to as the "Builder's Remedy."
- 1.2. The City's Housing Element was not certified until later, on August 1, 2024.
- 1.3. Under Government Code section 65589.5, subdivision (o), paragraph (1), the filing of the Preliminary Application on February 7, 2024, effectively froze the regulations in place at the time of submission including the status of the City's Housing Element.
- 1.4. The applicant filed a formal Precise Development Plan application for a substantially similar project before the statutory 180-day deadline (Gov. Code § 65941.1, subd. (e)(1)) and before the Housing Element was certified. The PDP application was deemed determined to be complete on October 3, 2024.
- 1.5. California Assembly Bill 1893 was signed into law and went into effect on January 1, 2025. Among other things, the new law eliminated previously mandated affordability requirements for certain Builders Remedy projects by amending the definition of a project providing housing for very low-, low-, or moderate-income households. (Gov. Code § 65589.5, subds. (h)(3)(A), (h)(3)(C), (h)(11)(A).) The bill further allowed for a development

proponent to elect to be subject to the provisions of AB 1893 even if the Builder's Remedy application was deemed complete before the new law took effect. (Gov. Code § 65589.5, subd. (f)(7)(A).)

- 1.6. On January 7, 2025, the applicant requested that processing of the application be temporarily placed on hold.
- 1.7. On January 15, 2025, the applicant filed a revised application proposing to eliminate the previously proposed low-income unit to pursue a fully market-rate development, relying on the new exemption from state-mandated affordability requirements. (Gov. Code § 65589.5, subd. (h)(3)(A), (h)(3)(C), (h)(11)(A).)
- 1.8. The Planning Commission conducted a duly noticed public hearing to consider the subject application on March 18, 2025, at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission. Due to outstanding questions on the project's impacts, the public hearing was continued to May 20, 2025.
- 1.9. The applicant requested further continuances to address questions raised by the Planning Commission and members of the public. A subsequent duly noticed public hearing to consider the application was held on September 16, 2025, at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.
- 1.10. The project applicant's representatives submitted plans for a four-unit residential Project Alternative to the Planning Commission on September 15, 2025. At that time, the applicant's representative indicated that the project applicant would be amenable to a condition of approval that requires modification of the current project in a manner consistent with the Project Alternative with sufficient flexibility to allow minor adjustments for any additional requirements that may be revealed during the subsequent permitting process. The project applicant's representative provided a presentation on the Project Alternative at the September 16, 2025 Planning Commission meeting. At that time, the applicant's representative indicated that the applicant would agree to a condition of approval that requires modification of the current project in a manner consistent with the Project Alternative.

Section 2. CEQA. The Planning Commission finds that the proposed project is categorically exempt from the California Environmental Quality Act under CEQA Guidelines section 15303, Class 3 Exemption, New Construction or Conversion of Small Structures, because the proposal consists of a multi-family residential project that is less than six units in an urbanized area. Section 15300.2 of the CEQA Guidelines lists exceptions to the exemption. These exceptions to the

exemptions define circumstances that prevent the application of the categorical exemption.

Specifically, the exceptions to the exemptions are:

- The project is located in a sensitive environment such that the project may impact an officially mapped and designated environmental resource of hazardous or critical concern;
- The cumulative effect of successive projects of the same type in the same place, over time, is significant;
- The project may have a significant environmental impact due to unusual circumstances;
- The project may damage scenic resources (i.e. trees, historic buildings, or rock outcroppings) within an official state scenic highway;
- The project is located on a listed hazardous waste site; or
- The project may cause substantial adverse change in the significance of a historical resource.

None of the above exceptions apply. The project is not located in a sensitive environment, such that the project may impact an officially mapped and designated environmental resource of hazardous or critical concern. There is little to no chance of successive projects of the same type in the same place over time because this project is the result of the “builder’s remedy” under the Housing Accountability Act, which is only available if the application is submitted when the City does not have a certified General Plan Housing Element — and the City’s Housing Element is now certified. The project would not 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 as no scenic state highways exist in the vicinity of the project. Additionally, the project would not impact locally designated prominent public viewpoints as established in the City’s General Plan (PLAN Hermosa, Figure 5.2, page 167). The Los Angeles County Fire Department, in a letter dated May 23, 2025, determined that adequate resources are available through County resources and mutual aid agreements with neighboring municipalities. In a memorandum from the Hermosa Beach Department of Public Works dated April 22, 2025 verified that there was no sewer capacity issue in the main on Hermosa Avenue to which the project would connect. The project is not located on a listed hazardous waste site. Finally, a historical assessment was prepared by Kaplan Chen Kaplan on May 16, 2024 and found the existing development was not considered a historical resource.

Section 3. Based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares the following pertaining to the application for Precise Development Plan (PDP 24-08), using the review criteria that were in effect on February 7, 2024, when the applicant submitted a preliminary application under Government Code Section 65941.1.

(See also Gov. Code § 65589.5(o).)

While the standards for review for a Precise Development Plan have since changed, the applicable findings for a Precise Development Plan as of February 7, 2024 were:

1. Distance from existing residential uses in relation to negative effects;
2. The amount of existing or proposed off-street parking in relation to actual need;
3. The combination of uses proposed, as they relate to compatibility;
4. The relationship of the estimated generated traffic volume and the capacity and safety of streets serving the area;
5. The proposed exterior signs and decor, and the compatibility thereof with existing establishments in the area;
6. Building and driveway orientation in relation to sensitive uses, e.g., residences and schools;
7. Noise, odor, dust and/or vibration that may be generated by the proposed use;
8. Impact of the proposed use to the City's infrastructure, and/or services;
9. Adequacy of mitigation measures to minimize environmental impacts in quantitative terms; and
10. Other considerations that, in the judgment of the Planning Commission, are necessary to assure compatibility with the surrounding uses, and the City as a whole.

While the Planning Commission finds some of the above findings can be met for the project, the proposed project is inconsistent with various underlying zoning and general plan standards such as maximum lot coverage, height, density, lot area per dwelling unit, parking, and open space, these inconsistencies do not rise to the threshold needed to deny this project because there is no evidence that any of the inconsistencies create a specific, adverse impact to public health or to public safety, under written objective standards that were in effect at the time of submittal.

Criteria		Required	Provided
LOT STANDARDS			
Minimum Lot Area per dwelling unit		1,320 per dwelling unit	637.93 per dwelling unit
Lot Coverage Maximum		65% maximum	66%
HEIGHT:		30 ft maximum	30 ft- 35.27 ft
YARDS:			
Front		10 ft	1.5 ft
Side		3 ft	3.33 ft
Rear, abutting alley	1 st Floor	3 ft	6.63 ft
	2 nd Floor	1 ft	1.02 ft
PARKING AND DRIVEWAYS:			
Total Parking Spaces Minimum		10 spaces	4 spaces
Garage Spaces Minimum		8 spaces	4 spaces
Guest Space Minimum		2 spaces	0 spaces
Driveway Slope Maximum		20%	2%
OPEN SPACE:			
Private Open Space:		1,500 sf (300 sf per unit)	865 countable sf (216.3 av/sf per unit)
DESIGN ELEMENTS:			
Solid Waste Area (Per Unit)		15 waste bins (3 per	15 waste bins (3 per unit)

Criteria	Required	Provided
LOT STANDARDS		
	unit)	

General Plan Consistency	
Goals & Policies	Findings
Land Use Element	
<p>Goal 2: Neighborhoods provide for diverse needs of residents of all ages and abilities and are organized to support healthy and active lifestyles.</p> <p>Policy 2.3 Balanced neighborhoods. Promote a diverse range of housing unit types and sizes, within allowed density.</p> <p>Goal 5. Quality and authenticity in architecture and site design in all construction and renovation of buildings.</p>	<p>The proposed project is a four-unit apartment building and would contribute to a diverse neighborhood with various housing types and unit sizes for residents of different income levels. <i>However, this would not be done within the allowable density for the property. Under PLAN Hermosa the maximum density allowed at this site would be 33.0 dwelling units per acre, meanwhile the current proposal of four units consists of 68.2 dwelling units per acre</i></p>

Section 4. Based on the foregoing, the Planning Commission **hereby approves** the subject Precise Development Plan 24-08, for the construction of a four-unit residential project pursuant to California Government Code Section 65589.5 subdivision (d), commonly referred to as the “Builder’s Remedy” subject to the following **Conditions of Approval:**

General:

1. The development and continued use of the property shall be in conformance with submitted plans for the Project Alternative submitted by the applicant, with a maximum height of 35.27 feet, and received and reviewed by the Planning Commission at its meeting of September 16, 2025, attached hereto

as Exhibit A to this Resolution, and revised in accordance with the conditions below. The Community Development Director may approve minor modifications that do not otherwise conflict with the HBMC, state law, or requirements of this approval.

2. The project shall fully comply with the following requirements of the R-3 Zone as applicable:
 - a) Designated, screened solid waste storage areas, a minimum of 2.5' x 2.5' (length times width) each, for three solid waste storage bins shall be shown on the site plan compliance with Chapter 8.12.
 - b) All parking dimensions shall comply with Chapter 17.44. Roll-up automatic garage doors shall be installed on all garage door openings and clearly indicated on floor plans.
 - c) Driveway transitions shall comply with Section 17.44.120(D).
 - d) Any satellite dish antennas or similar equipment shall comply with Section 17.46.210.
 - e) Architectural treatments shall be as shown on building elevations, site and floor plans.
3. The project shall comply with all requirements of the Building Division, Public Works Department, and Fire Department.
4. The applicant shall comply with all applicable Mitigations Measures of the General Plan Program EIR (SCH No. 201581009) as adopted by the City Council including:
 - a) Construction projects within the city shall demonstrate compliance with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - i. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - ii. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

- iii. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - iv. All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
 - v. All dirt/soil materials transported off-site shall be required to cover their loads as required by California Vehicle Code Section 23114 to prevent excessive amount of dust.
 - vi. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - vii. Trucks having no current hauling activity shall not idle but shall be turned off (MM 4.2-2A).
- b) In accordance with Section 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to 5 minutes at any location (MM 4.2-2b).
 - c) Construction projects within the city shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings (MM 4.2-2c).

For any project where earthmoving or ground disturbance activities are proposed at depths that encounter older Quaternary terrace deposits (depths between 15 and 35 feet), a qualified paleontologist shall be present during excavation or earthmoving activities (MM 4.4-3).

- d) If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City. The project applicant(s) shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered (MM 4.4-3).
- e) For development located at a distance within which acceptable vibration standards pursuant to the Table 4.11-10 of the General Plan Program EIR, included below, the applicant at the time of plan check submittal shall submit a report prepared by a qualified structural

engineer demonstrating the following:

- i. Vibration level limits based on building conditions, soil conditions, and planned demolition and construction methods to ensure vibration levels would not exceed acceptable levels where damage to structures using vibration levels in Draft EIR Table 4.11-4 as standards.
- ii. Specific measures to be taken during construction to ensure the specified vibration level limits are not exceeded.
- iii. A monitoring plan to be implemented during demolition and construction that includes post- construction and post-demolition surveys of existing structures that would be impacted. Examples of measures that may be specified for implementation during demolition or construction include but are not limited to:
 1. Prohibition of certain types of impact equipment.
 2. Requirement for lighter tracked or wheeled equipment.
 3. Specifying demolition by non-impact methods, such as sawing concrete.
 4. Phasing operations to avoid simultaneous vibration sources.
 5. Installation of vibration measuring devices to guide decision-making for subsequent activities (MM 4.11-2).

**General Plan Program EIR TABLE 4.22-10
Typical Vibration Source Levels for Construction
Equipment**

Equipment	Vibration Velocity Level at 25 Feet, in/sec	Distance from Equipment Within Which Standard is Exceeded
Pile driver (impact)	0.158	158 feet
Pile driver (sonic)	0.045	68 feet
Clam shovel drop (slurry wall)	0.050	74 feet
Hydro mill (slurry wall)	0.002-0.006	9-17 feet
Vibratory roller	0.050	74 feet
Hoe ram	0.022	43 feet
Large bulldozer	0.022	43 feet
Caisson drilling	0.022	43 feet

Equipment	Vibration Velocity Level at 25 Feet, in/sec	Distance from Equipment Within Which Standard is Exceeded
Loaded trucks	0.020	40 feet
Jackhammer	0.009	24 feet
Small bulldozer	0.001	5 feet

Building Plans:

5. Two copies of a Final Landscape Plan, consistent with landscape plans approved by the Planning Commission, indicating size, type, quantity, and characteristics of landscape materials shall be submitted to the Community Development Department for review and approval prior to the issuance of Building Permits. The Final Plan shall also include the following:
 - a) A landscape plan to comply with Sections 17.22.060(H), 8.60.060, and 8.60.070 to the satisfaction of the Community Development Director and Public Works Director.
 - b) An automatic landscape sprinkler system consistent with Section 17.22.060(H) shall be provided and shall be shown on plans (Building Permits are required).

6. The plans shall comply with Section 8.44.095 and install permeable surfaces in the driveway, guest parking space and other non-landscaped areas to the maximum extent feasible. If providing water-permeable surfaces on at least 50% of exterior surface area is not feasible and incorporating measures in 8.44.095 to the extent practicable to infiltrate the volume of runoff produced by an 0.80-inch twenty-four (24) hour rain event, then the applicant shall infiltrate runoff on-site. In the event that subsurface infiltration is required, plans shall designate the exact location of the subsurface infiltration system, the applicant shall enter into a maintenance agreement with the City (prior to Final map approval) for the ongoing infiltration and provide a surety bond to the City to guarantee that on-site, subsurface infiltration is achieved. The amount of the bond shall be determined by the Building Division. All other drainage shall be routed to an off-site facility or on-site permeable area approved by the City. To the extent possible, a portion of roof drainage shall be routed to on-site permeable areas. No drainage shall flow over any driveway or sidewalk.

If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an

agreement to assume the risk associated with use and operation of said sump pump, release the City from any liability, and indemnify the City regarding receipt of surface waters from the property. The recorded agreement must be filed with the City prior to issuance of the Certificate of Occupancy.

7. The plans and construction shall comply with all requirements of the Building Code in Title 15 and Green Building Standards in Chapter 15.48. Water conservation practices set forth in Section 8.56.070 shall be complied with and noted on construction plans.
8. Two copies of final construction plans, including site, elevation, and floor plans, which are consistent with the conditions of approval of this precise development plan, shall be reviewed and approved by the Planning Division for consistency with Planning Commission approved plans and this Resolution prior to the submittal to the Building Division for Plan Check.
9. The applicant shall submit all required plans and reports to comply with the City's construction debris recycling program including manifests from both the recycler and County landfill at least 65% of demolition debris associated with demolition of the existing improvements and new construction shall be recycled.
10. The applicant shall pay all Parks and Recreation Facilities Area Dedication fees at the time of building permit issuance.

Public Works

11. No new walls or foundation footing will be allowed to be constructed on or over the public right-of-way.
12. A Residential Encroachment Permit is required for any non-conforming structures located over or within the public-right-of way.
13. Prior to issuance of a Building Permit, an approved civil engineering plans prepared by a licensed civil engineer, and approved by Public Works, addressing grading, undergrounding of all utilities, pavement, sidewalk, curb and gutter improvements, on-site and off-site drainage (no sheet flow permitted), installation of utility laterals, and all other improvements necessary to comply with the Municipal Code and Public Works specifications, shall be filed with the Community Development Department.
14. Civil engineering plans shall include adjacent properties/structures, sewer laterals, and storm drain main lines on street.

15. Project construction shall protect private and public property in compliance with Sections 15.04.070 and 15.04.140. No work in the public right of way shall commence unless and until all necessary permits are attained from the Public Works Department including if required, an approved Residential or Commercial Encroachment Permit.
16. Sewer manhole/lid elevations must be submitted prior to grading and plan check.
17. Sewer lateral video must be submitted with plan check submittal if the developer plans to use the existing sewer lateral. Sewer lateral work may be required after review of the sewer lateral video.
18. The project must comply with Storm Water and Urban Runoff Pollution Control Regulations (HBMC Ch. 8.44) and must implement Low Impact Development Standards and submit at time of grading and plan check along with an erosion control plan.

Construction

19. Prior to issuance of a Building Permit, abutting property owners and residents within 100 feet of the project site shall be notified of the anticipated date for commencement of construction.
 - a) The procedures for notification shall be provided by the Building and Safety Division of the Community Development Department.
 - b) Building permits will not be issued until the applicant provides an affidavit certifying mailing of the notice.
20. Project construction shall conform to the Noise Control Ordinance requirements in Section 8.24.050. Allowed hours of construction shall be printed on the building plans and posted at construction site.
21. Traffic control measures, including flagmen, shall be utilized to preserve public health, safety, and welfare.
22. A construction sign shall be posted conspicuously during the course of construction at the project site.

Fire:

23. Replacement fire hydrants shall meet the dimensions of, and construction requirements outlined by AWWA standard C503.

24. Relocation of fire hydrants shall include required vehicular clearance be maintained, as provided by California Vehicle Code Chapter 9, Section 22514.
25. In lieu of the required 5 feet firefighter walking access on each side of the apartment building, the installation of a fire sprinkler system in compliance with NFPA 13 standards, LA County Fire Code section 903.3.1.1, is required.
26. The Fire Department recommends changing the building main address from Palm Drive to having the address of Hermosa Avenue as the infrastructure such as an access road and water supply are all located off Hermosa Ave.
27. Fire Department Connections (FDC) shall be located on the street-address side of buildings; facing approved fire apparatus access roads; within 150 feet (via vehicular access) of an accessible public fire hydrant; as close to the street curb face as possible; fully visible; and recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access; or as otherwise approved by the fire code official. FDC shall be located a minimum

Other:

28. Approval of these permits shall expire twenty-four (24) months from the date of approval by the Planning Commission unless significant construction or improvements or the use authorized hereby has commenced. One or more extensions of time may be requested. No extension shall be considered unless requested, in writing to the Community Development Director including the reason therefore, at least 60 days prior to the expiration date. No additional notice of expiration will be provided.
29. The Planning Commission may review this Precise Development Plan and may amend the subject conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on the neighborhood resulting from the subject use.
30. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
31. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project

authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

Section 5. This permit shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department an Affidavit of Acceptance stating that they are aware of, and agree to and accept, all the conditions of this permit.

The Precise Development Plan shall be recorded with the Affidavit of Acceptance, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.

Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

PASSED, APPROVED, and ADOPTED on this 16th day of September, 2025.

VOTE: AYES:

 NOES:

 ABSTAIN:

 ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 25-04 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of September 16, 2025.

Kate Hirsh, Chair

Alison Becker, Secretary

Date

FINAL DRAFT

September 12, 2025

213.891.5257 Direct
mshonafelt@buchalter.com

VIA E-MAIL (JWHITNEY@HERMOSABEACH.ORG)

Kate Hirsh, Chair
and Members
City of Hermosa Beach Planning Commission
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

Re: 3415 Palm Drive: Application for Residential Development Project

Dear Chair Hirsh and Members of the Planning Commission,

This office continues to represent Tony and Renarda L. Ferraro (“Owners”) with respect to the above-referenced, five-unit Builder’s Remedy housing development proposed at 3415 Palm Drive (APN 4181-033-017) (“Project”) in the City of Hermosa Beach, California (“City”).

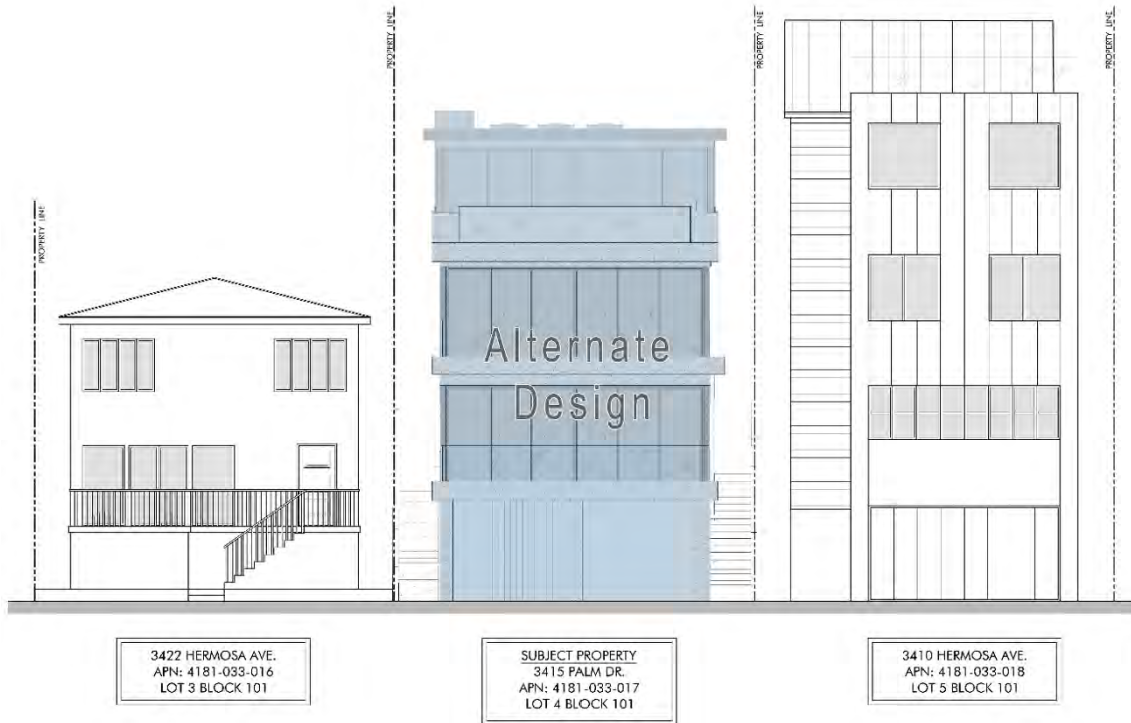
As you are aware, members of the community expressed concerns about the Project at the previous Planning Commission hearing on March 18, 2025, and there has been additional extensive public discussion of the Project since then. The principal concerns are the proposed building height and the number of units. As noted in the Staff Report for the September 16, 2025, Planning Commission hearing (“Staff Report”), the Owners carefully considered those concerns. In response, the Owners devoted significant time and resources to work with their architect to explore potential changes to the design that would reduce the building height and the number of units. The Staff Report features an early conceptual elevation of a reduced project alternative, with one unit removed and a commensurate reduction in height (“Conceptual Alternative”). The Conceptual Alternative was preliminary and intended only to provide a concept-level architectural rendering of a reduced project elevation.

Since the Owners submitted the Conceptual Alternative to the City, they have worked on developing a more focused version of that plan. The plan, as further developed, is presented with this letter (“Project Alternative”). A conceptual elevation of the Project Alternative is presented here:

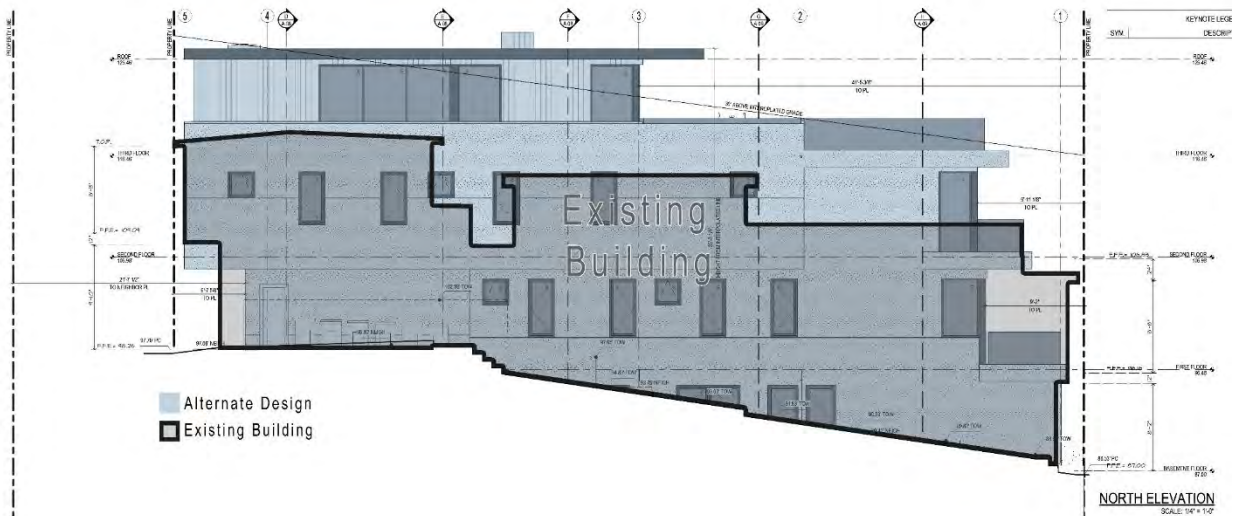
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 September 12, 2025
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As with the Conceptual Alternative, the removal of one unit results in the same number of units and parking spaces as the current building on the site. The building profile is similar to that of the existing building, as can be seen in the elevation presented below.



Buchalter

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The Project Alternative is substantially the same as the earlier Conceptual Alternative, but presents a more finalized design incorporating structural adjustments driven in part by lot dimensions. As one example, the height was slightly adjusted higher by 12 inches from the Conceptual Alternative to accommodate the driveway slope required by code for proper drainage. The height of the Project Alternative, as currently presented, does not exceed 35.27 feet, with both the front and rear of the building coming in below 30 feet. This falls significantly under the height of the adjacent building at 3410 Hermosa Avenue, which measures 48.5 feet in height from Hermosa Avenue.

The Owners, along with their representatives, will be on hand at the September 16, 2025, Planning Commission hearing to discuss -- and answer questions about -- the Project, as currently before the Commission. Without waiver of any of the Owners' rights, if the Commissioners are to consider the Project Alternative presented with this letter to be preferable to the currently proposed project, the Owners would be open to a condition of approval that requires modification of the current project in a manner consistent with the Project Alternative presented here with sufficient flexibility to allow minor adjustments for any additional requirements that may be revealed during the subsequent permitting process.

Representatives of the Owners will be on hand at the September 16, 2025, Planning Commission hearing to answer any questions.

Very truly yours,

BUCHALTER
A Professional Corporation



Michael W. Shonafelt
Shareholder

MWS:mt

cc:

Alison Becker, Community Development Director
Todd Leishman, Esq., City Attorney
Tony and Renarda L. Ferraro, tony@ppfinvest.com
Brandon Straus, Srour and Associates, brandon@esroure.com

Enclosures

A NEW 4 UNIT RESIDENCE

NEW RESIDENCE

3415 PALM DRIVE
HERMOSA BEACH, CA 90254



2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM
#TOMAROARCHITECTURE
@TOMAROARCHITECTURE



PROJECT
**A NEW 4 UNIT
RESIDENCE**

3415 PALM DRIVE
HERMOSA BEACH
CALIFORNIA 90254

STAMP

PROJECT NUMBER
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REVISIONS

REVISION SCHEDULE		
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DRAWING
3D IMAGES

SHEET NUMBER
COVER

NEW RESIDENCE

3415 PALM DRIVE HERMOSA BEACH, CA 90254



2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM
#TOMAROARCHITECTURE
@TOMAROARCHITECTURE

GENERAL NOTES

- BUILDING COMPLIES WITH 2019 CBC, 2019 CMC, 2019 CPC, 2019 CEC, AND CITY OF HERMOSA BEACH.
- AQMD NOTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT. PROVIDE PROOF OF NOTIFICATION (MAIL WITH RETURN RECEIPT) 10 DAYS BEFORE BUILDING PERMIT IS ISSUED, OR COMPLETE ASBESTOS NOTIFICATION WAIVER.
- ALL BUILDING FEATURES PROJECTING INTO REQUIRED SETBACKS ARE INDICATED ON SITE/LOT PLAN.
- SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQUIRED BY CBC SECTION 1804.
- STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE BUILDING.
- INSTALLATION OF INTERIOR AND EXTERIOR WALL AND CEILING COVERINGS SHALL CONFORM TO CHAPTER 25 UBC.
- ALL WATER CLOSETS TO FLUSH WITH 1.6 GALLON MAX. AND ALL NEW PLUMBING FIXTURES SHALL BE CERTIFIED LOW FLOW FIXTURES.
- ALL HOSE BIBBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.
- PROVIDE APPROVED BACKWATER VALVE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. PROVIDE CAST IRON WASTE PIPE RISERS.
- ALL WINDOW COVERINGS REQUIRED BY CFR. FORM SHALL BE POSTED PRIOR TO FINAL INSPECTION.
- WRITTEN APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD), (714)396-2000 PER RULE 1403 FOR THE PROPER DISPOSAL OF ASBESTOS. ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE USED FOR LANDSCAPE IRRIGATION BACK FLOW PREVENTION DEVICES.
- ALL SITE DRAINAGE SHALL BE TERMINATED AT PUBLIC WAY VIA NON-EROSIVE DEVICE PER HBM.
- PROVIDE DRIP PAN OR SIMILAR DEVICE FOR LAUNDRY ROOM, WATER HEATER, AND DISHWASHER.
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES. THE ARCHITECT IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE.
- IAPMO APPROVAL REQUIRED FOR ONE PIECE LAVATORY.
- POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING PRIOR TO FINAL INSPECTION.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING IS WITHIN THE HEIGHT LIMIT PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY CONSULTANTS.
- CONTROL VALVE FOR SHOWERS AND TUB/SHOWERS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. UPC SECT. 410.7.
- VERIFY CLEARANCES WITH OVERHEAD UTILITY LINES FROM ALL PERMANENT AND TEMPORARY STRUCTURE INCLUDING SCAFFOLDING AND OTHER WORKING AREAS DURING CONSTRUCTION. CLEARANCE TO BE 8 FT. HORIZONTAL AND 12 FT. VERTICAL. VERIFY WITH SOUTHERN CALIFORNIA EDISON CO. BEFORE COMMENCING CONSTRUCTION.
- PROVIDE PROTECTION TO PEDESTRIANS PER UBC SECTION 3303 DURING CONSTRUCTION.
- BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CBC SEC. 501.
- THE STRUCTURE SHALL COMPLY WITH THE SECURITY REQUIREMENTS OF "APPENDIX CHAPTER 10 SECURITY" OF HBM.
- COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.
- ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54" AFF. ALL THESE DOORS SHALL BE EQUIPPED WITH EXIT ALARMS. CBC SECTION 3109.4.1.8.
- UNDERGROUND ELECTRICAL SERVICE REQUIRED FOR ALL REPAIRS, REMODELS OR EXPANSION EXCEPT WHERE THE BUILDING VALUATION OF SUCH REPAIRS OR REMODELS IN A FIVE-YEAR PERIOD DOES NOT EXCEED FIFTY PERCENT OF THE EXISTING VALUATION PRIOR TO CONSTRUCTION.
- ALL WATER FIXTURES SHALL BE WATER CONSERVING CPC 402.0.
- DRAINAGE FIXTURE LOCATED BELOW THE NEXT UPSTREAM MANHOLE OR BELOW THE MAIN SEWER LEVEL, REQUIRES INVESTIGATION TO ASCERTAIN THE NECESSITY FOR SEWER BACKWATER DEVICE CPC 710.0.

EXCAVATION NOTES

- PROVIDE CONTINUOUS INSPECTION DURING EXCAVATION OF SHORING AND INSTALLATION OF SHORING MEMBERS.
- AN EXCAVATION/CONSTRUCTION PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY. THIS INCLUDES, BUT IS NOT LIMITED TO, STANDARD SIDEWALKS, CURBS, GUTTERS, DRIVEWAY APPROACHES, OR UNDERGROUNDING OF UTILITIES.
- CONTRACTOR TO PROVIDE EVIDENCE OF PERMIT FROM CALIFORNIA STATE DEPARTMENT OF INDUSTRIAL SAFETY FOR EXCAVATION 5'-0" OR DEEPER. CALL 213.736.3041.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "DIG ALERT" PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. (800) 227-2600
- PROVIDE TEMPORARY SHORING OF ADJACENT PROPERTY. QUALIFIED PERSONS REGISTERED WITH THE STATE SHALL DESIGN SHORING.
- A PERMIT IS REQUIRED FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATION 5' (1.52 METERS) OR DEEPER OR BUILDING/STRUCTURE OVER 3 STORIES HIGH, OR BUILDING OVER 36' (11 METERS) HIGH.

ENCROACHMENT NOTES

- ALL PLANT MATERIALS IN THE PLANNED LANDSCAPE SHALL NOT BE HAZARDOUS TO HEALTH AND SAFETY, SUCH AS PLANTS THAT CONTAIN THORNS, SPINES, TOXIC FRUITS OR LEAVES, AND THOSE THAT DROP EXCESSIVE SLIPPERY FRUITS AND FLOWERS, AND SURFACE ROOTING.
- ALL LANDSCAPE AREAS SHALL BE ON A FULLY AUTOMATED IRRIGATION SYSTEM SUPPLIED BY HOME OWNER.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH LOCAL BUILDING, PLUMBING AND ALL OTHER APPLICABLE CODES HAVING JURISDICTION.
- HEIGHTS OF WALLS, FENCES AND ALL OTHER ELEMENTS SHALL COMPLY WITH CITY ENCROACHMENT REGULATIONS.
- UTILITIES AND VISUAL OBSTRUCTIONS MAX. 42" HIGH SHALL GENERALLY BE AVOIDED SO AS TO MAINTAIN ACCESS TO UNDERGROUND UTILITIES AND TO PROTECT VISTAS FROM NEIGHBORING PROPERTIES.
- PLANT MATERIALS SHALL NOT EXCEED 42" IN HEIGHT. TREES AND SHRUBS MAY BE PERMITTED WITH A SEPARATE LANDSCAPE PLAN.

CITY OF HERMOSA BEACH DEPT. OF PUBLIC WORKS PUBLIC RIGHT OF WAY REQUIREMENTS

THE FOLLOWING STANDARD CONDITIONS APPLY TO ALL PROJECTS REQUIRING A BUILDING PERMIT UNLESS IT IS DETERMINED UNNECESSARY BY THE PUBLIC WORKS DIRECTOR. A GRADING PLAN IS REQUIRED FOR ANY PROJECT REQUIRING A BUILDING PERMIT UNLESS WAIVED BY THE DIRECTOR OF PUBLIC WORKS. ALL CONSTRUCTION MUST COMPLY WITH THE CITY OF HERMOSA BEACH AND LOS ANGELES COUNTY STANDARDS.

PLAN REQUIREMENTS

- ALL PLANS FOR NEW AND/OR ADDITIONS OVER FOUR HUNDRED (400) SQUARE FEET MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT. PRIOR TO CONSTRUCTION, FOR PUBLIC RIGHT OF WAY REQUIRED IMPROVEMENTS.
- AN ENGINEERING PLAN SHOWING PROPOSED STORMWATER CONTROL FOR THE PROJECT SHALL BE MADE A PART OF THE PLAN. THIS PLAN SHALL SHOW THE EXISTING STREET CROSS SECTIONS, ELEVATIONS AND EXISTING CURB AND GUTTER ELEVATIONS FOR A DISTANCE OF ONE HUNDRED FEET (100) ON EACH SIDE OF THE PROPOSED PROJECT, AND THE PROPOSED ELEVATIONS FOR THE PLANNED PROJECT.
- A SURVEY OF THE PROJECT WILL BE REQUIRED WITH SURVEY POINTS SET AT THE CENTER LINE OF THE STREET AND OFFSET POINTS EITHER ON THE TOP OF THE CURB OR IN THE SIDEWALK. ALL SURVEY POINTS SHALL BE RE-ESTABLISHED IF THEY ARE REMOVED OR DESTROYED DURING CONSTRUCTION.

PERMIT REQUIREMENTS

- A SEWER CAP PERMIT MUST BE ACQUIRED BEFORE A DEMOLITION PERMIT WILL BE ISSUED.
- ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A CURRENTLY LICENSED CONTRACTOR WITH A CLASS "A", "C-12" OR "C-34" LICENSE FOR ALL TRENCHING AND PAVING OR A CLASS "C-08" LICENSE FOR ALL CONCRETE WORK. A CLASS "B" LICENSE MAY BE ACCEPTABLE FOR MINOR CURB, GUTTER AND SIDEWALK WORK CONSTRUCTED IN CONJUNCTION WITH SINGLE FAMILY RESIDENTIAL STRUCTURE.
- ALL CONTRACTORS WORKING ON PUBLIC WORKS PROJECTS MUST HAVE A CURRENT CITY OF HERMOSA BEACH BUSINESS LICENSE.
- PUBLIC WORKS PERMITS SHALL BE REQUIRED FOR ANY SCAFFOLDING, UTILITY TRENCHING, LUMBER DROPS, CRANES, DUMPSTERS, ETC. ON PUBLIC PROPERTY. THE PUBLIC WORKS PERMIT MUST BE ON THE JOB SITE AND AVAILABLE FOR REVIEW BY CITY OFFICIALS AT ALL TIMES. ANY OF THE WORK REQUIRING PERMIT(S) AND STARTED WITHOUT NECESSARY PERMIT(S) SHALL RESULT IN THE JOB BEING STOPPED UNTIL THE PERMIT(S) ARE OBTAINED AND A DOUBLE FEE FOR PERMIT(S) WILL BE CHARGED.
- A CASH DEPOSIT WILL BE REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE AMOUNT OF THE SAID DEPOSIT WILL BE DETERMINED BY THE ENGINEERING DEPARTMENT (THE MINIMUM DEPOSIT IS SET AT \$1,600). THE CASH DEPOSIT WILL BE REQUIRED FOR EACH PROJECT AND WILL NOT BE TRANSFERRED FROM ONE PROJECT TO ANOTHER. AFTER ALL IMPROVEMENTS ARE IN PLACE AND APPROVED THE CASH DEPOSIT WILL BE REFUNDED.
- ANYTHING EXISTING OR TO BE CONSTRUCTED ON CITY RIGHT-OF-WAY OTHER THAN REQUIRED CITY IMPROVEMENTS WILL REQUIRE AN ENCROACHMENT PERMIT.
- A CONSTRUCTION PERMIT WILL NOT BE ISSUED UNTIL PROPER PERMITS HAVE BEEN OBTAINED FROM OTHER AGENCIES SUCH AS CALTRANS, LOS ANGELES COUNTY, SANITATION DISTRICT, WATER QUALITY CONTROL BOARD, ETC. IF SAID PERMITS ARE REQUIRED.
- APPLICANT SHALL MAINTAIN AND KEEP IN FORCE AT ALL TIMES DURING CONSTRUCTION A POLICY OF LIABILITY INSURANCE, NAMING THE CITY AS ADDITIONALLY INSURED IN THE AMOUNT OF ONE MILLION DOLLARS (\$1,000,000) MINIMUM.
- SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT AT (800) 227-2600 TWO WORKING DAYS BEFORE YOU DIG.

CONSTRUCTION REQUIREMENTS

- ALL EXISTING CURB, GUTTER, CONCRETE DRAINAGE SWALE, SIDEWALK AND DRIVEWAY WITHIN THE PROPERTY LIMITS SHALL BE REMOVED AND REPLACED, UNLESS IT IS DETERMINED BY THE CITY PUBLIC WORKS INSPECTOR THAT THEY MEET THE CURRENT CITY STANDARDS.
- IF THE CURB, GUTTER, CONCRETE DRAINAGE SWALE, SIDEWALK OR DRIVEWAY DO NOT EXIST THEY SHALL BE CONSTRUCTED.
- CURB AND GUTTER SHALL BE POURED MONOLITHICALLY, BUT SEPARATE FROM SIDEWALK.
- ALL DRIVEWAY SLOPES TO BE 2% FROM TOP OF CURB OR LIP OF SWALE TO RIGHT-OF-WAY.
- WHEELCHAIR RAMPS ARE REQUIRED ON CORNER LOTS AND MAY BE REQUIRED AT OTHER LOCATIONS.
- GRAFFITI IN FRESHLY POURED CONCRETE SHALL BE REMOVED BY WHATEVER MEANS NECESSARY UP TO AND INCLUDING REMOVE AND REPLACEMENT.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL LANDSCAPE IRRIGATION MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION. ALL SITE DRAINAGE SHALL BE TERMINATED AT PUBLIC WAY VIA NON-EROSIVE DEVICE PER HBM.
- SUMP PUMPS REQUIRE 2" ABS. DISCHARGE LINE PER PUMP TO TERMINATE AT CURB.
- SEWER LATERALS MUST BE A MINIMUM 4" V.C.P. PIPE FOR SINGLE FAMILY HOMES ONE LATERAL PER UNIT.
- SEWER LATERALS FOR CONDOMINIUMS SHALL BE A MINIMUM 6" V.C.P. PIPE WITH A MINIMUM OF 4 UNITS PER LATERAL.
- EXISTING SEWER LATERALS MAY BE USED IF THE CRITERIA OUTLINED IN NOTES (10) AND (11) ARE MET AND A VIDEO TAPE HAS BEEN PROVIDED TO THE PUBLIC WORKS DEPARTMENT AND IF THE VIDEO SHOW THE LATERAL TO BE IN GOOD CONDITION.

DAMAGE TO PUBLIC PROPERTY

- ANY ASPHALT OR CONCRETE STREET WITHIN THE PROPERTY LIMITS THAT IS DAMAGED PRIOR TO CONSTRUCTION SHALL BE REMOVED AND REPLACED TO MEET CURRENT CITY STANDARDS.
- ANY PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR. THE CITY SHALL AT ITS DISCRETION AND IN THE INTEREST OF PUBLIC SAFETY, MAKE ANY REPAIRS DEEMED NECESSARY, THE COST OF WHICH WILL BE DEDUCTED FROM THE DEPOSIT HELD BY THE CITY.

UTILITY REQUIREMENTS

- ANY UTILITY CUT WITHIN CITY STREETS SHALL BE EITHER PERPENDICULAR OR PARALLEL TO THE CENTER OF THE STREET. DIAGONAL CUTS WILL NOT BE ALLOWED.
- BACKFILL OF TRENCHES SHALL BE DONE IN LIFTS OF NO MORE THAN TWO FEET (2) WITH WATER JET AND APPROPRIATE COMPACTION TOOL USED BETWEEN EACH LIFT. ONE SACK SLURRY MIX CAN BE USED IN PLACE OF NATIVE SOIL.
- AFTER BACKFILLING THE TRENCH A TEMPORARY ASPHALT PATCH SHALL BE PLACED OVER THE TRENCH AND REMAIN FOR A MINIMUM OF TWO (2) WEEKS.
- THE PERMANENT PATCH WILL REQUIRE A ONE FOOT (1) MINIMUM OVERCUT ON EACH SIDE OF THE TRENCHLINE PRIOR TO THE FINAL PATCH. THE FINAL PATCH SHALL BE A MINIMUM OF FIVE INCHES (5) THICK OR ONE INCH (1) THICKER THAN THE EXISTING PAVEMENT.
- THE FINAL PATCH IN ASPHALT STREETS TO BE DONE IN TWO LIFTS, A BASE OF 3" MINIMUM 3/4 AGGREGATE AND A TOP LIF OF 2" OF 3/8" AGGREGATE. ALL EDGES OF THE CUT ASPHALT TO BE PACKED THOROUGHLY AND THE PATCH COMPACTED BY MECHANICAL MEANS TO A HEIGHT SLIGHTLY HIGHER THAN THE EXISTING ASPHALT AND ALL EDGES TO BE TACKLED.
- THE FINAL PATCH ON CONCRETE STREETS TO BE CLASS 3000 P.S.I. (7 SACK), EXISTING CONCRETE TO BE DRILLED TWO AND HALF INCHES (2 1/2") BELOW THE SURFACE TO A DEPTH OF 6" MINIMUM AND DOWELED WITH #5 REBAR ON 18" SPACING. FINISH TO MATCH EXISTING OR MEDIUM BROOM.
- ALL UTILITY BOXES ARE TO BE NEW AND ADJUSTED TO THE NEW GRADE. KEEP ALL UTILITY BOXES OUT OF DRAINAGE FLOW LINES. CURB RETURNS, DRIVEWAY APPROACH AND WHEEL CHAIR RAMPS IF AT ALL POSSIBLE.
- ALL UTILITIES SHALL BE UNDER GROUND. CONTRACTOR TO CONTACT THE SOUTHERN CALIFORNIA EDISON COMPANY FOR THEIR REVIEW.

JOB SAFETY REQUIREMENTS

- PROPER BARRICADES SHALL BE PLACED AROUND ANY CONSTRUCTION SITE WITHIN THE PUBLIC RIGHT-OF-WAY. THESE BARRICADES SHALL COMPLY WITH THE REQUIREMENTS OF THE WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.) MANUAL.
- ANYTIME A STREET OR ALLEY IS GOING TO BE CLOSED THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT IS REQUIRED. ALSO THE POLICE AND FIRE DEPARTMENT DISPATCHER SHALL BE NOTIFIED (310) 318-0013.
- STREET, ALLEY AND SIDEWALK CLOSURES REQUIRE PROPER SIGNAGE AND BARRICADES AS REQUIRED BY THE (W.A.T.C.H.) MANUAL.
- ALL CONSTRUCTION FENCES ARE TO BE BEHIND THE SIDEWALK AND ALL CONSTRUCTION MATERIAL WITHOUT PERMITS ARE TO BE BEHIND THE FENCE. SIDEWALKS ARE TO BE ACCESSIBLE TO PEDESTRIANS AT ALL TIMES.
- SCAFFOLDING IS NEEDED ON THE PUBLIC RIGHT OF WAY, A PERMIT WILL BE REQUIRED AND ALL PROVISIONS OF THE 1997 UNIFORM BUILDING CODE SECTION 3303 OR THE LATEST EDITION MUST BE MET.
- NO CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIAL, PORTABLE TOILETS, DUMPSTERS, ETC. SHALL BE LEFT ON PUBLIC PROPERTY OVERNIGHT WITHOUT PROPER PERMITS. THESE OBSTRUCTIONS MUST HAVE PROPER BARRICADES WITH FLASHING YELLOW LIGHTS OPERATING AFTER DARK.
- NO OVERNIGHT CLOSURES WILL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- ANY PUBLIC SIDEWALK DAMAGE TO THE POINT OF CAUSING A TRIP HAZARD DURING CONSTRUCTION, THAT PANEL OF CONCRETE SHALL BE REMOVED IMMEDIATELY AND PATCHED WITH TEMPORARY ASPHALT PATCH WHICH MUST BE KEPT IN GOOD REPAIR UNTIL THE PERMANENT SIDEWALK IS CONSTRUCTED.
- ALL VEHICLES THAT INTRUDE INTO A NORMAL TRAFFIC LANE MUST HAVE PROPER SIGNAGE AND BARRICADES AS REQUIRED BY THE (WATCH) MANUAL.
- ALL WORK VEHICLES ARE SUBJECT TO ALL APPLICABLE PARKING RESTRICTIONS.
- MATERIAL DROP-OFF IS NOT ALLOWED ON THE PUBLIC RIGHT OF WAY WITHOUT FIRST OBTAINING A PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- FLAGMEN ARE REQUIRED FOR ANY VEHICLES THAT BLOCK THE TRAVEL LANE AND REQUIRE TRAFFIC TO USE THE OPPOSING LANES TO PASS.
- PEDESTRIAN PROTECTION SHALL COMPLY WITH UBC. SECTION 3303 DURING CONSTRUCTION.
- ALL ACTIVITIES PERFORMED IN PUBLIC RIGHT OF WAY DURING THE COURSE OF CONSTRUCTION REQUIRE PUBLIC WORKS PERMIT.

STORM RUNOFF REQUIREMENTS

- PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY CONSTRUCTION MATERIAL DEBRIS OR RUNOFF FROM ENTERING ANY CITY RIGHT-OF-WAY OR COUNTY STORM DRAIN. A SAW CUT RESIDUE MUST BE RETAINED WITH BERMS OR SAND BAGS AND VACUUMED TO PREVENT IT FROM ENTERING INTO ANY STORM DRAIN SYSTEM.
- SANDBAGS ARE REQUIRED FOR EROSION CONTROL DURING THE RAINY SEASON, OCTOBER 15th THROUGH APRIL 15th AND MAY BE REQUIRED AT OTHER TIMES.
- A POLLUTION PREVENTION PLAN IS REQUIRED FOR CONSTRUCTION SITES TWO ACRES OR MORE.
- STORM WATER MITIGATION PLANS ARE REQUIRED FOR THE FOLLOWING PROJECTS:
 - SINGLE FAMILY HILLSIDE DEVELOPMENTS WITH A SLOPE GREATER THAN 25%.
 - 10+ HOME DEVELOPMENTS.
 - PARKING LOTS, 25 SPACES OR MORE.
 - RESTAURANTS
 - SERVICE STATIONS.
 - AUTO REPAIR FACILITIES.
 - 100,000 SQUARE FEET COMMERCIAL DEVELOPMENTS.

SUCH PROJECTS MUST CAPTURE AND TREAT THE FIRST 3/4" INCH OF RAIN RUNOFF FROM THEIR SITE.

INSPECTION REQUIREMENTS

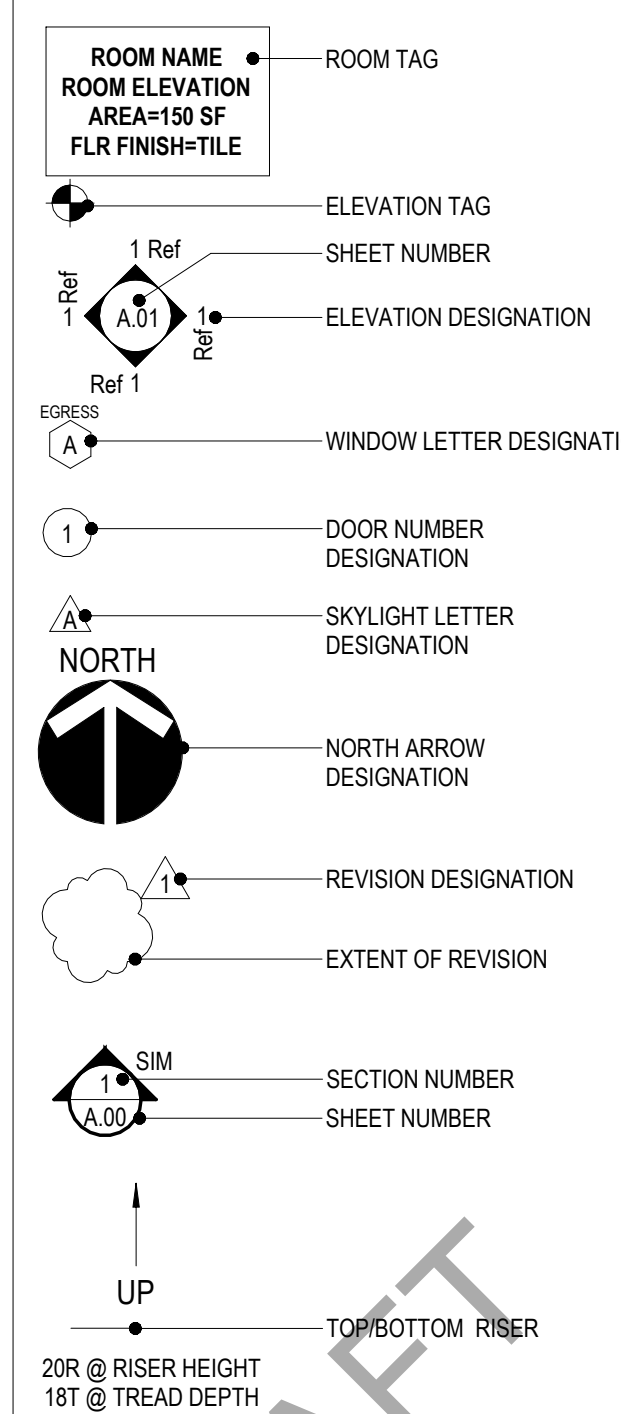
- CALL FOR INSPECTION 24 HOURS IN ADVANCE (310) 318-0214.
- ALL DRIVEWAY SLOPES WILL ONLY BE DONE MONDAY THROUGH THURSDAY 8:30 AM TO 12:30 PM AND 1:30 PM TO 4:30 PM OFFICE COUNTER HELP WILL BE AVAILABLE FROM 7:00 AM TO 8:30 AM AND 4:30 PM TO 6:00 PM.
- ALL FORMS AND COMPACTION SHALL BE INSPECTED PRIOR TO ANY CONCRETE BEING POURED OR ASPHALT BEING PLACED.
- SEWER LATERAL PERMITS WILL NOT BE FINAL UNLESS A SEWER LATERAL DIAGRAM HAS BEEN COMPLETED AND APPROVED.

PROJECT SUMMARY			
PROJECT LOCATION:	3415 Palm Drive		
LEGAL DESCRIPTION:	Tony Ferraro		
ASSESSOR PARCEL NO.:	4181-033-017		
ZONING:	R-3		
SCOPE OF WORK:			
PLEASE SELECT ALL APPLICABLE AREAS OF WORK:			
<input type="checkbox"/>	NEW SINGLE-FAMILY	<input type="checkbox"/>	PATIO COVER
<input type="checkbox"/>	ADDITION	<input type="checkbox"/>	TRELLIS
<input type="checkbox"/>	ACCESSORY DWELLING UNIT	<input type="checkbox"/>	POOL/SPA
<input type="checkbox"/>	REMODEL	<input type="checkbox"/>	STORAGE UNIT
<input type="checkbox"/>	EXTERIOR MODIFICATIONS	<input type="checkbox"/>	SHED
<input type="checkbox"/>	ROOF MODIFICATIONS	<input checked="" type="checkbox"/>	MECHANICAL EQUIPMENT (A/C, WATER HEATER)
<input type="checkbox"/>	DRIVEWAY MODIFICATIONS	<input checked="" type="checkbox"/>	UTILITY METERS (WATER, GAS ETC.)
<input checked="" type="checkbox"/>	OTHER: New 4-Unit Multifamily Residence		
Description: New 4-Unit Multifamily Residence			

GENERAL BUILDING INFORMATION (NOTE FOR ADDITION AND REMODEL PROJECTS, PLEASE PROVIDE INFORMATION FOR EXISTING AREA AND ADDED AREA.)			
	EXISTING	PROPOSED	
GARAGE (INTERIOR DIMENSIONS)		21.1 x 20.14/18.25 x 20	
UNIT 1 LIVING AREA		1,162	
UNIT 2 LIVING AREA		876	
UNIT 3 LIVING AREA		825	
UNIT 4 LIVING AREA		1,213	
DECKS/BALCONIES		960	
TOTAL LIVING AREA		4,576	
TOTAL DECKS/BALCONIES		960	
NO. OF BEDROOMS		7	
NO. OF BATHROOMS		10	

ZONING INFORMATION			
AREA:	REQUIRED	EXISTING	PROPOSED
LOT AREA (sq ft)	N/A	2,551.7	2,551.7
LOT COVERAGE (%)	65%		66%
YARDS:			
FRONT	10		2.16
SIDE	3		3.3/3.08
REAR, 1st (ft/2nd ft)	3		6.5/1
PARKING AND DRIVEWAYS:			
NUMBER OF SPACES	10		4
GUEST SPACES	2		0
PARKING SETBACK	17		14/7
PARKING STALL DIMENSION	8.5' x 20'		10.58x8.14/9.12x8.0/18.25x20
TURNING AREA	19		22
DRIVEWAY WIDTH	16		20
DRIVEWAY MAXIMUM SLOPE	12%		2%
OPEN SPACE:			
ON GRADE	0		0
DECKS/BALCONIES	1,200		0
TOTAL	1,200 (100 per unit)		865 (216.3 rev./unit)

SYMBOL LEGEND



ABBREVIATION

A.H.	ACTUAL HEIGHT
A.W.	AWNING WINDOW
B.O.W.	BOTTOM OF WALL
C.H.	CRITICAL HEIGHT
C.L.G.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
C.W.	CASEMENT WINDOW
DM.	DIMENSION
DN.	DOWN
E.G.	EXISTING GRADE
ELEV.	ELEVATION
F.A.	FROM ABOVE
F.G.	FINISH GRADE
F.S.	FLOOR
FX	FIXED SURFACE
HORZ.	HORIZONTAL
HT.	HEIGHT
LAND.	LANDING
L.T.WT.	LIGHT WEIGHT CONCRETE
MAX.	MAXIMUM
MIN.	MINIMUM
NEIGH.	NEIGHBOR GRADE
OP.	OPERABLE
PL.	PROPERTY LINE
PL.	SLOPED
REQ.	REQUIRED
SECT.	SECTION
S.F.E.	SUB FLOOR ELEVATION
SHT.	SHEET
SK.	SKWEDED
SL.	SLOPED
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FENCE
T.O.W.	TOP OF WALL

VICINITY MAP



PROJECT SITE

HERMOSA BEACH, CA

BASEMENT QUALIFICATION CALCULATION (REQUIRED FOR ALL PROJECTS PROPOSING TWO STORIES AND BASEMENT)	
1ST LEVEL F.F. ELEVATION	N/A
LINEAL FEET (LF) OF PERIMETER	N/A
LF OF PERIMETER <6' FROM GRADE TO F.F. ABOVE	N/A
% OF PERIMETER <6' TO F.F. ABOVE	N/A

PROJECT DATA

PROPERTY OWNERS

TONY FERRARO
3417 PALM DRIVE
HERMOSA BEACH, CA 90254

LEGAL DESCRIPTION

LOT 4, BLOCK 101
SHAKESPEARE
M.B. 9-190
APN 4181-033-017

OCCUPANCY AND ZONING

OCCUPANCY:
ZONING:
CONSTRUCTION TYPE:
AREA DISTRICT:
NUMBER OF UNITS:
NUMBER OF STORIES:

CITY, STATE, NATIONALLY APPLICABLE CODES

2022 CRC, 2022 CBC, 2022 CMC, 2022 CPC, 2022 CEC, STATE OF CALIFORNIA, AND THE CITY OF MANHATTAN BEACH

AREA CALCULATIONS

UNIT #1	= 1,162 SF
UNIT #2	= 876 SF
UNIT #3	= 825 SF
UNIT #4	= 1,213 SF
TOTAL LIVING AREA	= 4,576 SF

OPEN SPACE CALCS.

UNIT #1	= 0 SF
UNIT #2	= 160 SF
UNIT #3	= 0 SF
UNIT #4	= 300 SF
TOTAL OPEN SPACE	= 460 SF

HEIGHT CALCULATIONS

0.00' NW + 0.00' NE + 0.00' SW + 0.00' SE = 0.00'

0.00' /4 = 0.00'

0.00' X = 0.00'

MAXIMUM ALLOWABLE HEIGHT = ACTUAL HEIGHT =

KEYNOTE LEGEND	
SYM.	DESCRIPTION



2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM
#TOMAROARCHITECTURE
@TOMAROARCHITECTURE

PROJECT
A NEW 4 UNIT RESIDENCE

3415 PALM DRIVE
HERMOSA BEACH
CALIFORNIA 90254

STAMP

PROJECT NUMBER
25016

PRINT DATE
9/12/2025 5:57:31 PM

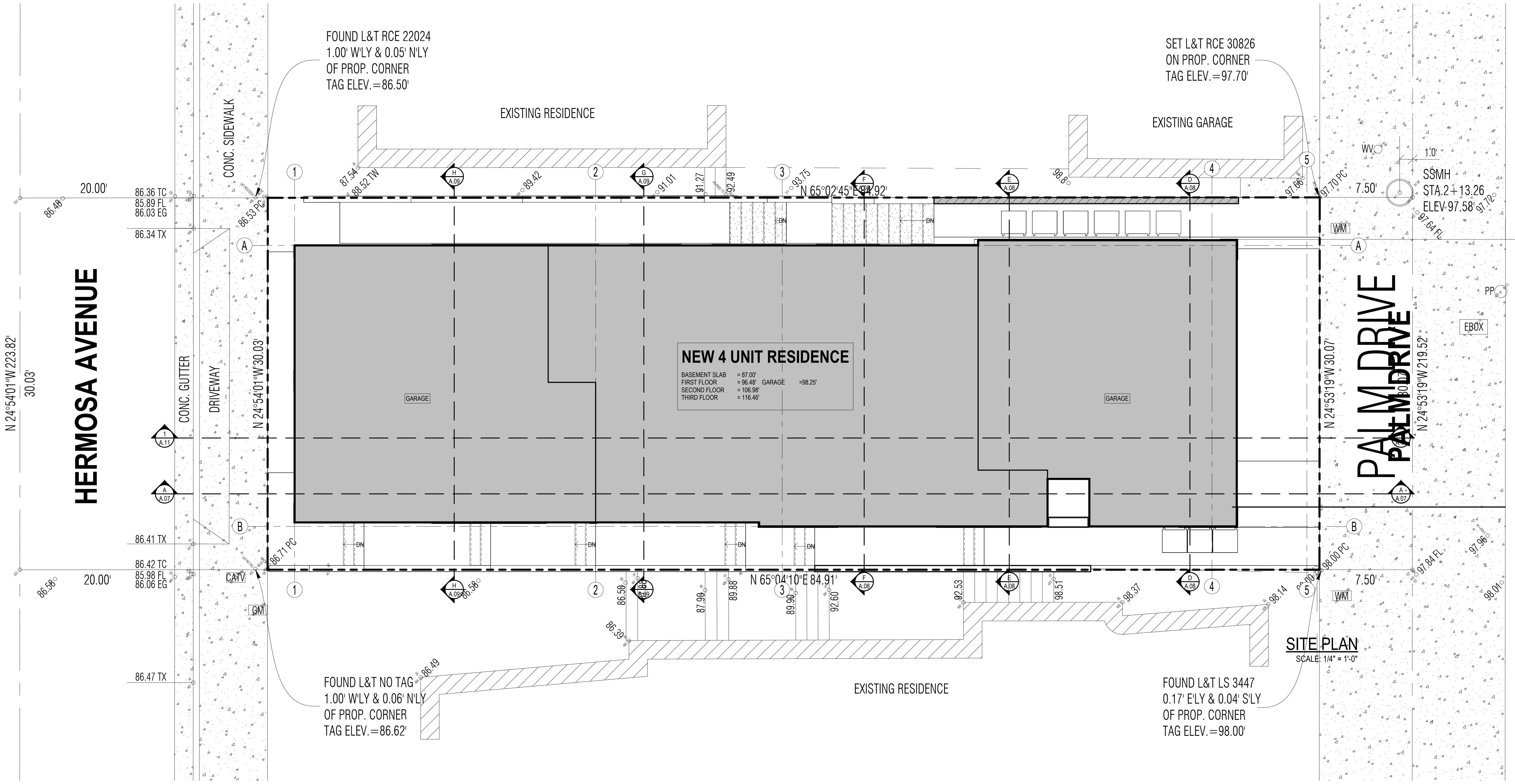
REVISIONS

NUMBER	REVISION SCHEDULE	DESCRIPTION	DATE
1	Revision 1		Date 1

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DRAWING
SITE PLAN

SHEET NUMBER
A.01



KEYNOTE LEGEND	
SYM.	DESCRIPTION



2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM
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PROJECT
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PRINT DATE
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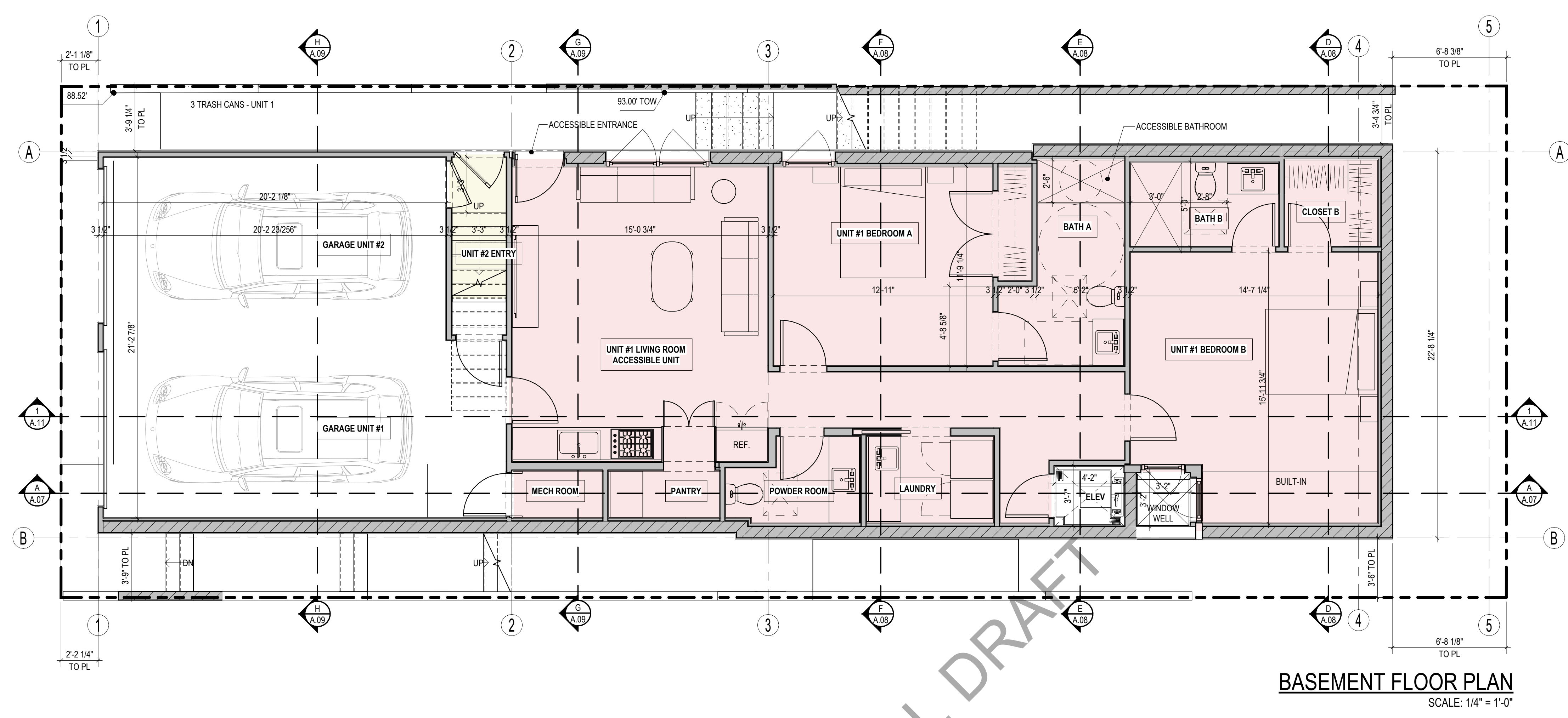
REVISIONS

REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE

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DRAWING
BASEMENT FLOOR PLAN

SHEET NUMBER
A.02



KEYNOTE LEGEND	
SYM.	DESCRIPTION



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PROJECT
A NEW 4 UNIT RESIDENCE

3415 PALM DRIVE
HERMOSA BEACH
CALIFORNIA 90254

STAMP

PROJECT NUMBER
25016

PRINT DATE
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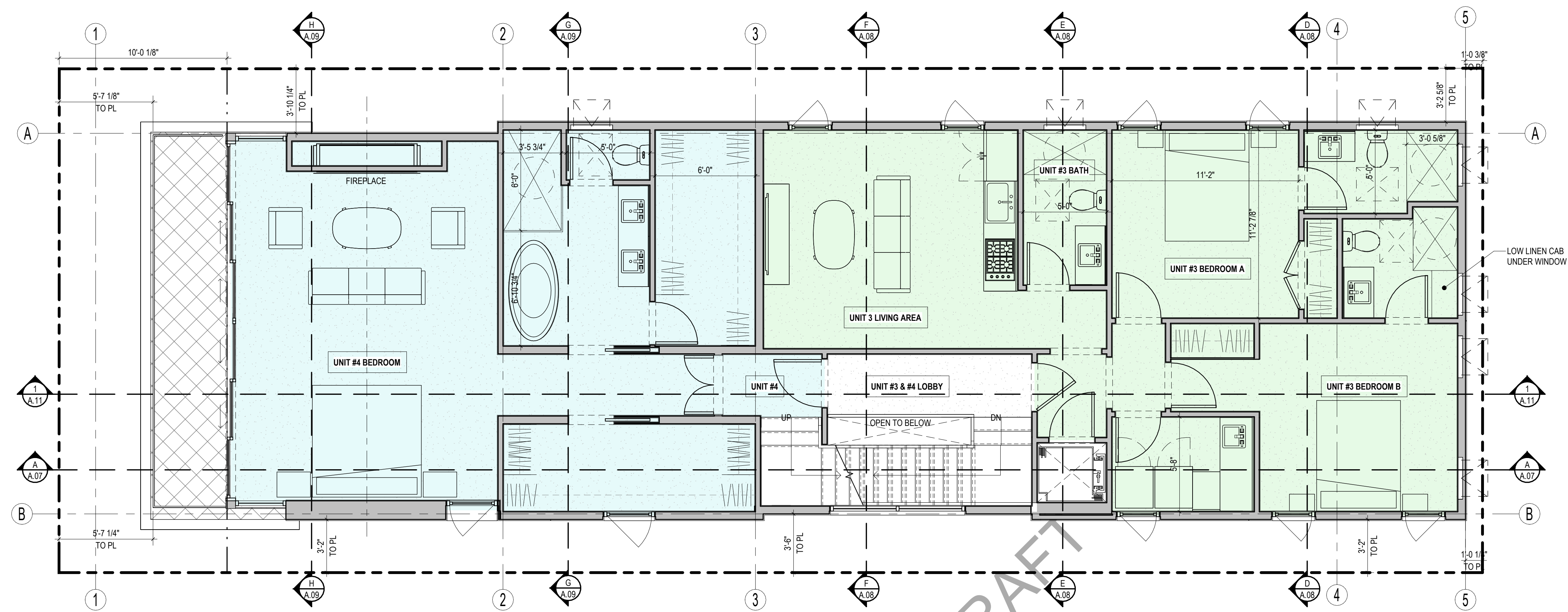
REVISIONS

NUMBER	REVISION SCHEDULE	DESCRIPTION	DATE

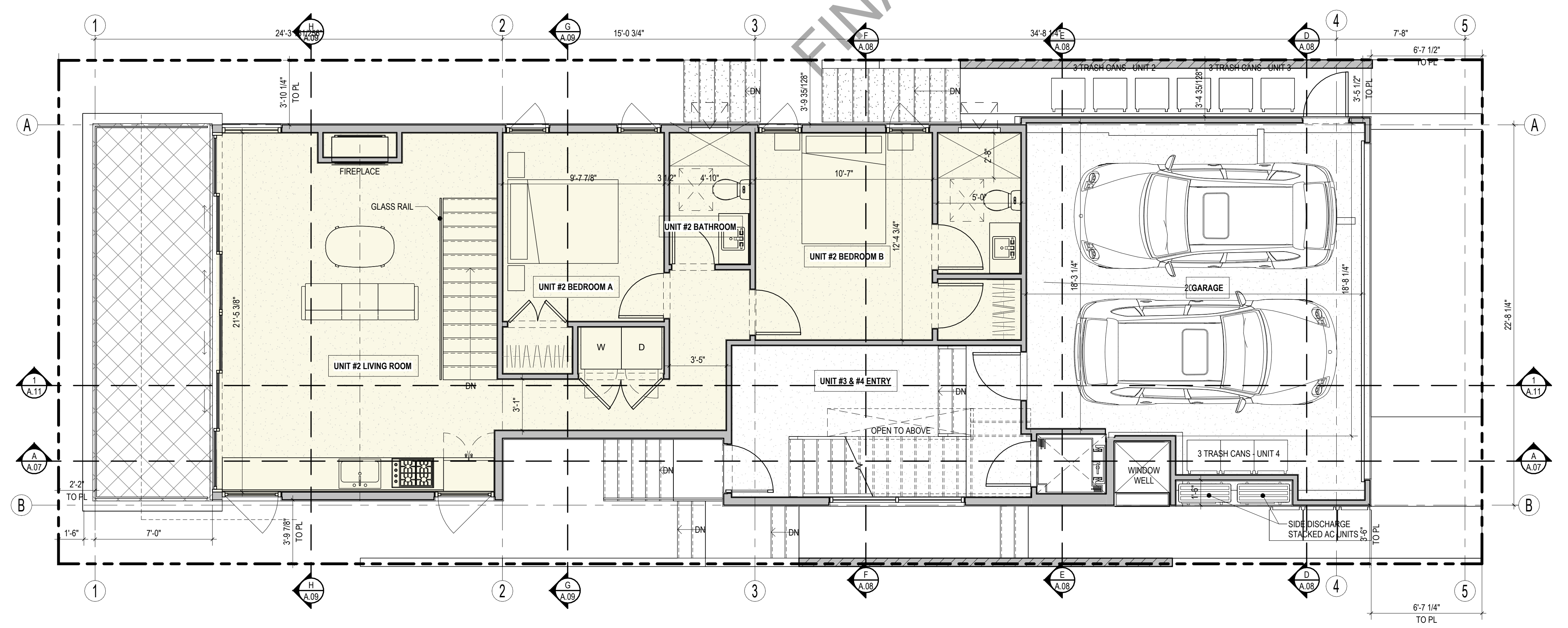
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DRAWING
FIRST & SECOND FLOOR PLANS

SHEET NUMBER
A.03



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND	
SYM.	DESCRIPTION



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PROJECT NUMBER
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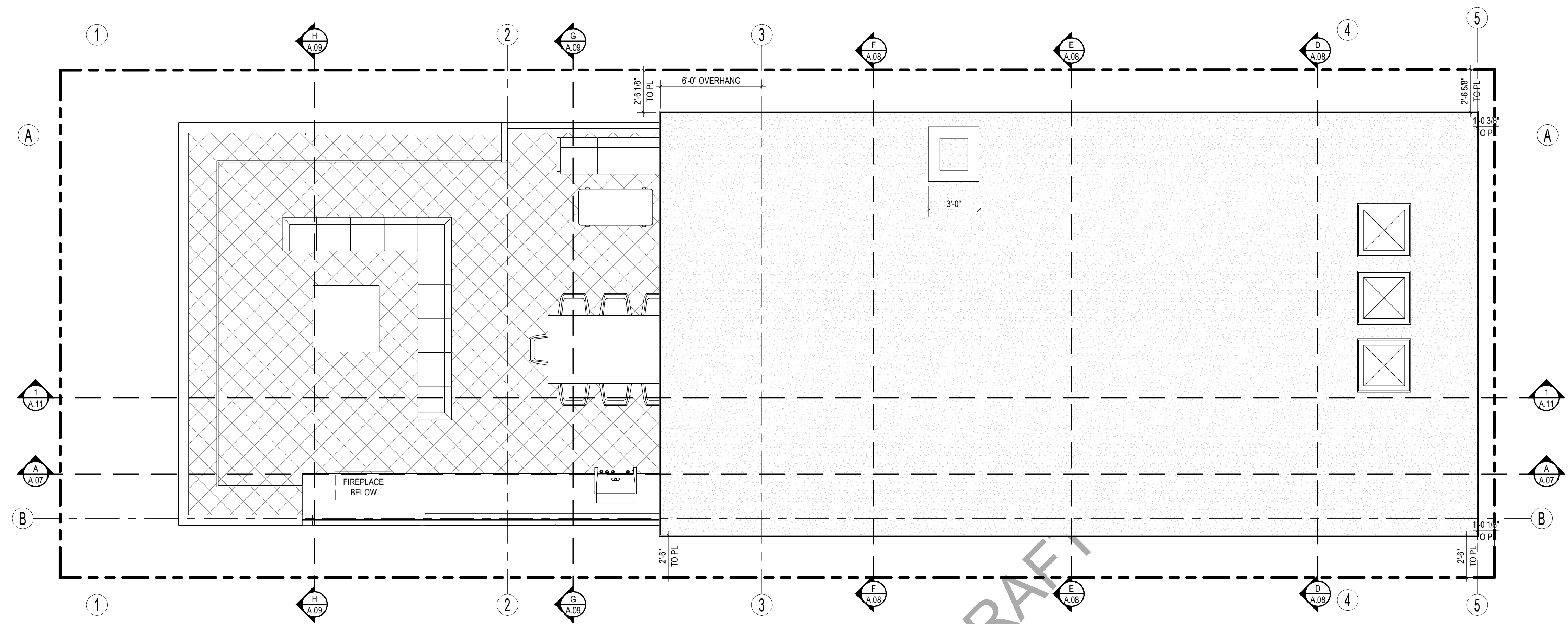
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REVISIONS		
NUMBER	DESCRIPTION	DATE

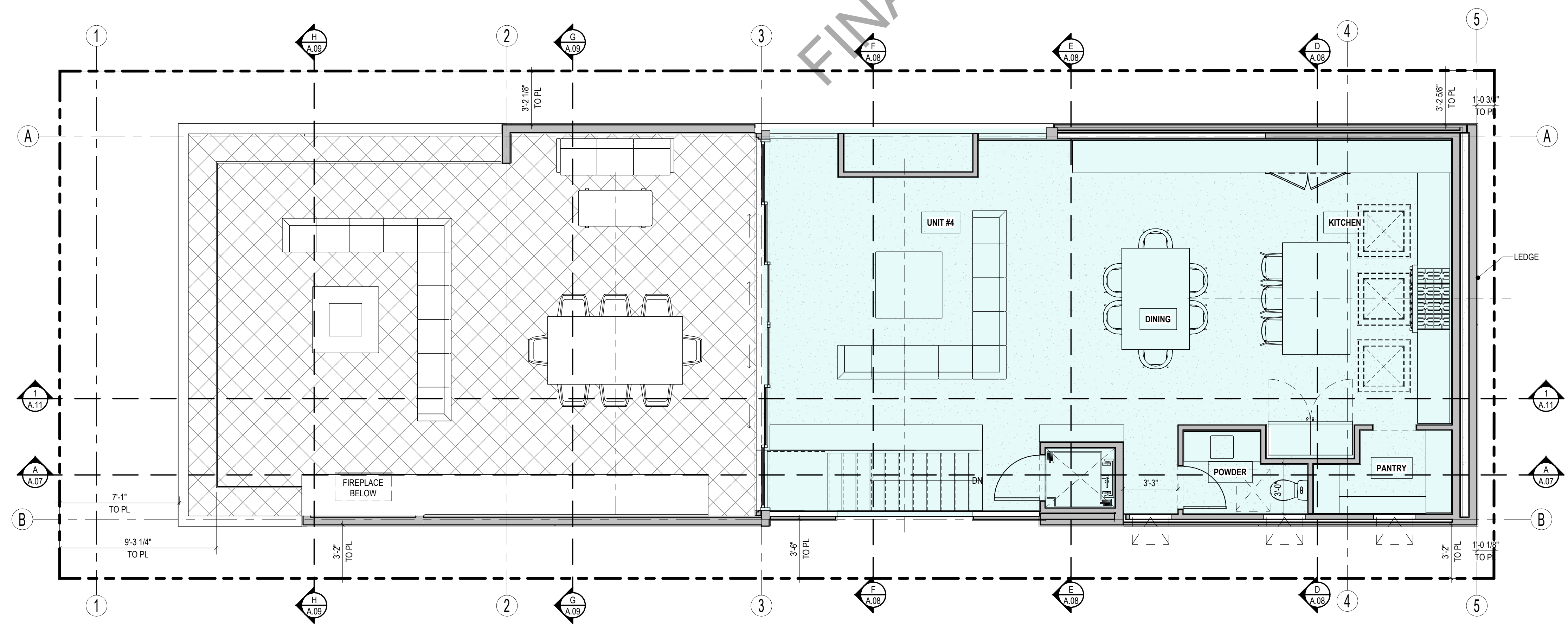
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DRAWING
THIRD FLOOR & ROOF PLANS

SHEET NUMBER
A.04



ROOF PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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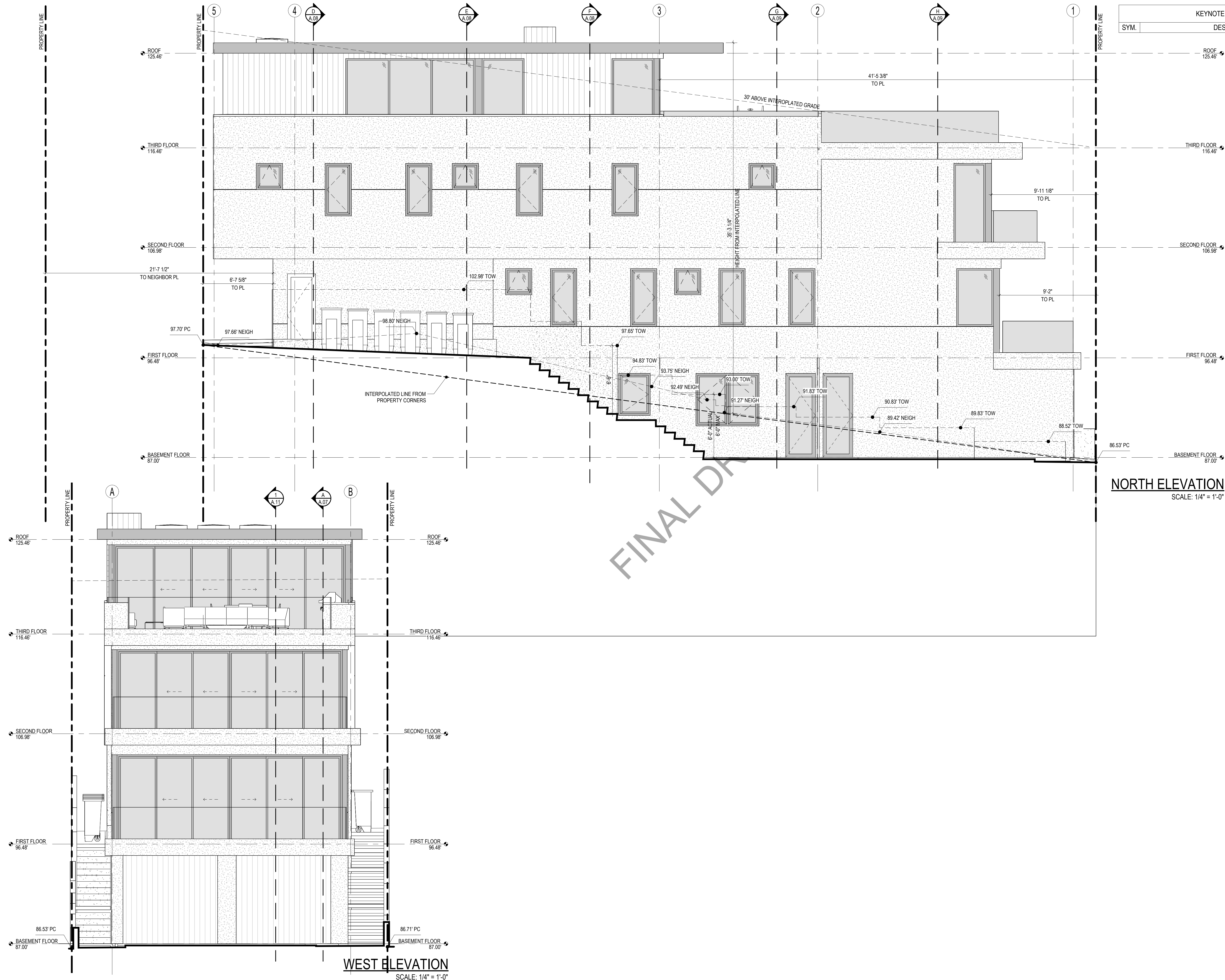
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NUMBER	REVISION SCHEDULE DESCRIPTION	DATE

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DRAWING
ELEVATIONS

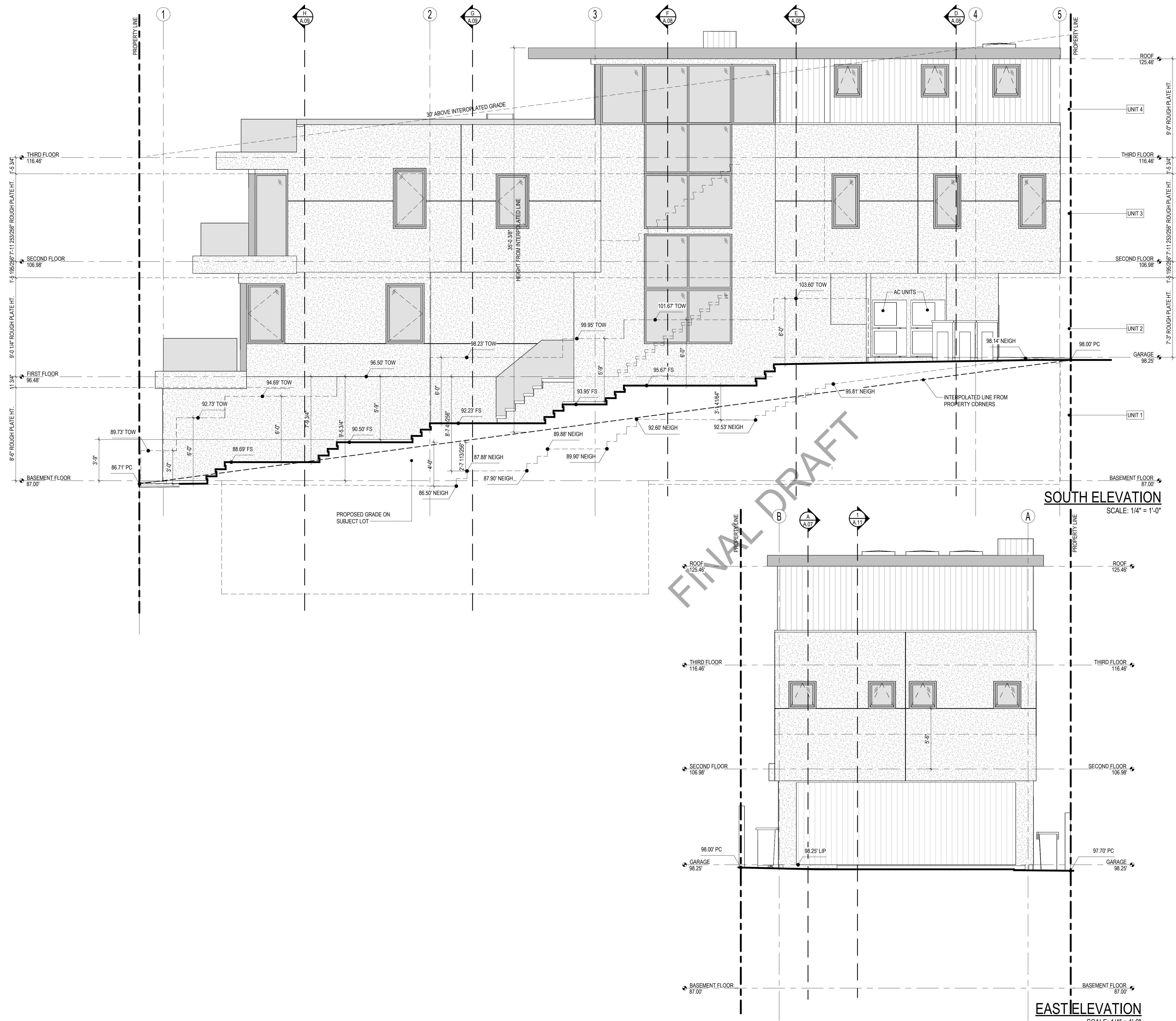
SHEET NUMBER
A.05

KEYNOTE LEGEND	
SYM.	DESCRIPTION



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

WEST ELEVATION
 SCALE: 1/4" = 1'-0"



KEYNOTE LEGEND	
SYM.	DESCRIPTION



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REVISIONS		
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DRAWING
ELEVATIONS

SHEET NUMBER
A.06