



Honorable Mayor and Members of the Hermosa Beach City Council

ADOPT A RESOLUTION TO APPROVE A FINAL PARCEL MAP

CEQA: Determine that the Project is Categorically Exempt from the California Environmental Quality Act

SUBJECT: FINAL MAP NO. 84231 (CUP. NO. 23-10, PDP NO. 23-07)

LOCATION: 620 9th Street

APPLICANT(S): Brett Drogmund and Pricilla Lee
(Community Development Director Alison Becker)

Recommended Action:

Staff recommends City Council:

1. Determine that the project is categorically exempt from the California Environmental Quality Act;
2. Adopt a Resolution (**Attachment 1**) approving Final Parcel Map No. 84231 for a three-unit residential condominium project located at 620 9th Street, (**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 December 11, 2023, meeting, the Planning Commission approved a Vesting Tentative Parcel Map for condominium purposes for a three-unit residential building at 620 9th Street. The applicants, Brett Drogmund and Pricilla Lee, filed a request for a final map within two years of the tentative map approval. Upon review of Final Map No. 84231, 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. 84231 for a three-unit residential condominium project at its December 11, 2023 meeting.

Past Commission Action

Meeting Date	Description
December 11, 2023	Planning Commission approved Conditional Use Permit (CUP 23-10), Precise Development Plan (PDP 23-07), and

	Vesting Tentative Parcel Map No. 84231 for a three-unit attached condominium at 620 9th Street.
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Discussion:

Once a map has been tentatively approved by the Planning Commission, copies of the tentatively approved map are 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 the Los Angeles County Engineer on June 10, 2024 (**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 August 4, 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 [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.

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 a limited number of new, small structures. More specifically, the project comprises three new condominium units in 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 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. 84231

3. Los Angeles County Engineer Review

Respectfully Submitted by: Jake Whitney, Associate 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: Jason Baltimore, Interim City Attorney

Approved: Steve Napolitano, Interim City Manager