



**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. 84203 (CUP NO. 23-11, PDP NO. 23-08)

**LOCATION:** 1009 5th Street

**APPLICANT:** Saeid Shokravi

(Community Development Director Alison Becker)

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**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. 84203 for a two-unit residential condominium project located at 1009 5th 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 November 13, 2023 meeting, the Planning Commission approved a new two-unit detached condominium project at 1009 5<sup>th</sup> Street. The applicant, Saeid Shokravi, filed a request for a final map within two years of the tentative map approval. Upon review of Final Map No. 84203, staff recommend that the City Council adopt a resolution to approve the final map.

**Background:**

The Planning Commission approved a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 84203 for a two-unit residential condominium project at its November 13, 2023 meeting.

### **Past Commission Action**

<b>Meeting Date</b>	<b>Description</b>
Planning Commission <a href="#">November 13, 2023</a>	Planning Commission approved Conditional Use Permit (CUP 23-11), Precise Development Plan (PDP 23-08), and Vesting Tentative Parcel Map No. 84203 for a two-unit detached condominium at 1009 5th 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 the Los Angeles County Engineer on February 6, 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 September 15th, 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 Categorically 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 two new detached 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. 84203
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